

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, AUGUST 20, 2024 AT 6:30 P.M. AT THE BURNEY ROAD COMMUNITY CENTER, 14122 W. AIRPORT BLVD. #A, SUGAR LAND, TX 77498.

Director's present were Lydia Rosenthal and Joanna Figueroa. Also, in attendance was Becky Salinas, representing Sterling Association Services, Inc. ("SASI")

Mark Johnson was unable to attend.

CALL TO ORDER AND ADOPTION OF AGENDA

Lydia Rosenthal presided over the meeting and called the meeting to order at 6:31 p.m., the agenda was approved with no corrections or additions; *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meeting:

- Approval for storm debris clean up cleanup and tree removal by Southern Lawns for an estimate amount of \$3,000.00 plus tax.
- Approval of ACC application for 14221 Hidden Meadow to install a concrete wall along home.
- Approval to trace, locate and repair cable contractor buried the WIFI line at clubhouse around to the pool, cut one irrigation zones control wires by Southern Lawns for an estimate amount of \$375.00 plus tax.
- Approval to repair main line leak at Imperial Canyon Lake by Southern Lawns for an estimate amount of \$400.00 plus tax.
- Approval to repair irrigation lines along W Airport east of Cottonwood damaged by AT&T by Southern Lawns for an estimate amount of \$ 400.00 plus tax.

CITY OF SUGARLAND

Officer Reid was in attendance and provided an update on any activities that occurred within and surrounding the community and answered any questions from the Board and residents.

HOMEOWNER OPEN FORUM

Homeowner A. Galindo was present to discuss the status of the wall/fence project along Florence. The Board provided an update and answered the homeowner questions in regards to the project.

MEETING MINUTES

The Board reviewed and unanimously approved the June 25, 2024, as presented with a no corrections; *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

FINANCIALS

SASI provided a summary of the financials for June 30, 2024 and July 31, 2024; and answered questions from the Board; *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

MANAGERS' REPORT

Manager's Updates/Action List was reviewed and discussed.

A list of New Resident was provided to the Board.

The monthly Board Meeting will remain monthly, 3rd Tuesday of the month at 6:30 p.m., with no meetings in July and December.

OLD BUSINESS

Perimeter Fence Installation – the Board discussed and provided an update on the concrete fence project along Florence Rd and Mason Rd. J. Figueroa is working with ABER Fence for a change order to add the additional footings for the wall project.

Water Feature Replacement – the Board reviewed and discussed the water feature proposals; SASI is to inquire on the height and request the color blue with poka-dots.

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National Night Out – a discussion was held and the Board declined to hold a National Night Out Event for 2024, there is too much going on with the Wall Project at this time. *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Performing Annual Audit – the Board reviewed and discussed the audit proposals, after a brief review and discussion, the Board unanimously agreed to approve the proposal from Nagesh & Associates in the amount of \$2,500; *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Fence Replacement at Dorsette Court – the Board discussed and unanimously approved for Jr. D Construction to repair the fence at the end of Dorsette Court; *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

NEW BUSINESS

Drainage Issue behind Millglen – the Board discussed the recent walk thru of the drainage easement behind Millglen; the City will investigate on ownership and responsibility of the drainage easement; SASI to follow up.

Main Pool and Wader Pool Drain Covers – the Board was presented with several proposals to replace the drain covers; the Board reviewed, discussed and unanimously approved the proposal from Del Mar Pools in the amount of \$1,327.59, *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Planning the Replastering of the Pools – SASI report they were actively seeking proposals for replastering the pool from 2025.

Fall Community Wide Garage Sale – the Board discussed and unanimously agreed to scheduled to Fall Garage Sale for the last days of September to coincide with Woodbridge's garage sale.

Fall Newsletter & Articles – the Board discussed the drafting of the fall newsletter articles, SASI was asked to draft articles for online payments and portal access.

Budget Planning and Setting the Annual Assessments for 2025 – the Board held a discussion to increase the assessments by 10%, SASI is to prepare a preliminary budget for the Board to review.

The Open Session was adjourned at 7:40 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:40 p.m. as provided by Section 209.0051 (c) & (e) of the Texas Property Code Chapter 209 to consider actions involving personnel, litigation, contracts, enforcement actions, communications with the HOA attorney and homeowners' privacy and confidential matters.

Compliance Report – a summary on the number on letters mailed out for the month ending. A brief conversation was held regarding.

Collection Comparison Report – an overall collection comparison reflected 98% collected for the Annual Assessments.

Attorney Status Report – no attorney status report.

MUD Lease Agreement – SASI to follow up with the HOA legal counsel.

Cost Sharing Agreement – SASI to follow up with the HOA legal counsel.

Conflict of Interest Letter – the Board was presented with a conflict-of-interest letter.

The Executive Session adjourned at 7:52 p.m. and the Board reconvened in Open Session for possible action on items discussed in the closed Executive session. The Board reviewed, discussed and approved the following: Account# 184387– the Board discussed and approved a clear coat stain. The Board review and approved the conflict-of-interest letter from Hoover Slovacek, as they represent both Glen Laurel and Gannoway Lakes.

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GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- inquire with Brad on the status of the landscaping and seasonal flowers for the Clubhouse;
- waiting on quote to remove tree from drainage area;
- report and file a claim for roof damages and siding damages on pool house;
- seek a quote to install spike on the upper area of the pool house, ducks are making a nest and eggs are falling,
- send notices to all the homeowners that back up to W. Airport Blvd and Burney Rd., giving them 30 days to trim trees and shrubs off the concrete walls to prevent any damages the wall.

The next meeting scheduled is for Tuesday, September 17, 2024 at 6:30 p.m. at the Burney Road Community Clubhouse at 14122 West Airport Blvd #A., Sugar Land, TX 77498.

ADJOURNMENT

With there being no further business to come before the Board the Board was properly adjourned at 7:55 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the September 17, 2024 Meeting Minutes