

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, JANUARY 28, 2025 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, Mark Johnson and Joanna Figueroa. Also, in attendance was Becky Salinas, representing Sterling Association Services, Inc. ("SASI")

CALL TO ORDER AND ADOPTION OF AGENDA

Lydia Rosenthal presided over the meeting and called the meeting to order at 6:33 p.m., the agenda was approved with no corrections or additions; *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meeting:

- Approval to trim 99 Live Oak trees by Southern Lawns in the amount of \$5,148.00 plus sales tax;
- Approval for Pump 2 repairs on the main pool by Aquatic Advisors in the amount of \$669.26.

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

Several homeowners were present to observe the meeting.

One resident was present to appeal her ACC denial and provide information on the process, she advised she resubmitted her application with one of the approved colors

One homeowner was present to discuss the drainage issues and retaining water along the gas pipeline easement.

MEETING MINUTES

The Board reviewed and unanimously approved the October 15, 2024, with no corrections; *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

FINANCIALS

SASI provided a summary of the financials for October 31, 2024 and November 30, 2024; and answered questions from the Board; *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

SASI provided a review of the preliminary December 31, 2024 financials and advised the Board once the financials are reconciled, they will be emailed to the Board for final review. The Board discussed the surplus for 2024 will be applied to the principal of the loan.

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 June and December.

OLD BUSINESS

Perimeter Fence Installation – the Board discussed the fence installation along Mason Rd. and the gas lines that go along the fence lines, a meeting is set with the City to discuss deeding over the easement along Mason Rd., so the concrete wall can be installed behind the six homes within the city limits.

Replastering of the Main & Wader Pool – the Board discussed and unanimously agreed to only patch the pool and hold off on replastering the pool.

Wader Pool Mushroom Replacement – the Board discussed and unanimously agreed to hold off on replacing the missing

mushroom cap in the wader pool.

NEW BUSINESS

Pool Contract Renewal 2025 – SASI presented the Pool Renewal Contract with Aquatic Advisors, the Board discussed and unanimously agreed to renew the contract for 2025. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

Scheduled Dates for Garage Sales, Pool Registration – the Board was presented with the community event dates, with one correction to the pool party being held on Saturday, May 30th, all other dates were approved.

Audit & Tax Engagement Letter – the Board discussed and agreed to only due an audit every other year, SASI is to request an engagement letter ton only file the Taxes.

Spring Newsletter Articles – the Board discussed the spring newsletter to go out in March & April in order to publish the pool registration dates and annual Pool Party.

Electronic Message Board – the Board discussed and declined a message board to be installed. M. Johnson to discuss with the MUD Board to install a large electronic message board on the building.

Annual Meeting Preparation for 2025 – the Board discussed the following items:

- *Signage* - purchase of 10 signs to be placed around the community announcing the annual meeting. SASI advised purchasing 24 double sided as they are cheaper, the Board discussed to have 12 for the annual meeting and 12 for the pool registration to be reused each year.
- *Electronic Voting* – the Board discussed and SASI advised it was not worth the expense, as the community does not receive mail or proxies by email.
- *Correct Proxy with Deadline* – SASI advised the proxy has been revised with a deadline with the date and time the day before the annual meeting.

Kiddie Mulch – the Board discussed and was advised the last installation of the Kiddie mulch was done in 2023. The Board unanimously approved the installation of the kiddie mulch by Southern Lawns in the amount of \$2,508.00 plus tax. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

The Open Session was adjourned at 8:19 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 8:20 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 99% collected for the Annual Assessments.

Attorney Status Report – no attorney status report.

Cost Sharing Agreement – the agreement was approved by Glen Laurel HOA Board, SASI to advise legal counsel. SASI to follow up with the HOA legal counsel.

Ezee Fiber Encroachment Agreement – no update, SASI advised she has sent several follow up emails to the representatives of Ezee Fiber.

The Executive Session adjourned at 8:33 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 a decision was made on the following: Account# 207337 – the conditionally approved the blue color with the understanding, that once the door has become faded, chipped or the door has to be replaced, the owner is to submit for an approved color; Account# 193042 – the Board

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, JANUARY 28, 2025 AT 6:30 P.M. AT THE BURNEY ROAD COMMUNITY CENTER, 14122 W. AIRPORT BLVD. #A, SUGAR LAND, TX 77498.

approved the roof color weatherwood; Account# 286047 – tabled until January 31st, Account# 184557 – the Board denied the owner request for a fine removal, Account# 213731 – the Board inquired and an update was provided an update on the payment plan agreement. Account# 184330 – the Board denied the removal any legal fees or refund any fees.

The Board approved the comments from Hoover Slovacek to be sent to Ashford Lakes in regards to their comments on the Maintenance Cost Sharing Agreement, minus the comments from the Glen Laurel board. Also, they advised to provide both Ashford Lakes and Gannoway Lakes a deadline to sign the Maintenance Cost Sharing Agreement.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- NONE

The next meeting scheduled is the Annual Meeting for Tuesday, February 18, 2025 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 8:35 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the **February 18, 2025** Meeting Minutes