

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, FEBRUARY 17, 2026 AT 6:00 P.M. AT THE BURNEY ROAD COMMUNITY CENTER, 14122 W. AIRPORT BLVD. #A, SUGAR LAND, TX 77498.

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

Joanna Figueroa was unable to attend.

CALL TO ORDER AND ADOPTION OF AGENDA

Lydia Rosenthal presided over the meeting and called the meeting to order at 6:00 p.m., the agenda was approved with no corrections or additions; *L. Rosenthal made a motion; M. Johnson seconded the motion; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meeting:

- Approval to trim 114 Live Oaks by Southern Lawn in the amount of \$6,840.00 plus tax;
- Approval to clean up the six trimmed Bradford Trees along Cottonwood by Southern Lawn in the amount of \$195.00 plus tax;
- Approval to install new seal kit and gaskets, cut out and replace necessary plumbing and relocate pump for improved future service access by Aquatic Advisors in the amount \$1,539.26;
- Approval to remove two dead pine trees and grinding of the stumps by F. Flores Tree Services in the amount of \$900.00.

CITY OF SUGARLAND

Officer Reid was in attendance to provide an activity report and answer questions from the Board and residents present.

HOMEOWNER/GUEST OPEN FORUM

Representatives from Aquatic Advisors were present to provide an update on their recent pool inspection in order to prepare for the 2026 Pool Opening Season. They provided several issues that need to be addressed for the pool to be in compliance for the inspection for permitting.

Homeowner was present to discuss his neighbors ACC application and the delay in the processing of his ACC application. SASI advised without reviewing the account or the notes, there could be a number of factors. SASI will review the neighbors account and provide the Board with feedback.

Homeowner was present to discuss her request on waiving the two return check fees that were assessed to her account due to her checks being processed at the same time. She advised she went to her bank to dispute the processed checks, as they should not have been processed.

MEETING MINUTES

The Board reviewed and unanimously approved the January 20, 2026, with no corrections. *L. Rosenthal made a motion; M. Johnson seconded the motion; motion passed.*

FINANCIALS

SASI provided a summary of the monthly financials for January 31, 2026; and answered questions from the Board. *L. Rosenthal made a motion; M. Johnson 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, with no new resident year to date.

The monthly Board Meeting will remain monthly, 3rd Tuesday of the month at 6:00 p.m., with no meetings in June and December.

OLD BUSINESS

Workshop for Architectural Guidelines – the Board is continuing to work on the architectural guidelines, discussion tabled.

Bylaws Amendment for Staggered Terms – no discussion; tabled.

Front Monument Lighting Options and Proposal – the Board was presented with a second proposal for the lighting repair for both sides of W. Airport Blvd. and Burney Rd. SASI advised the cost to replace the light fixtures for both sides would be a total of \$1965.92. *L. Rosenthal made a motion; M. Johnson seconded the motion; motion passed.*

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NEW BUSINESS

Drainage Issue behind Keeran Point and Sandy Springs Lane – the Board discussed the draining situation for the common area behind Keeran Point and Sandy Springs Lane. The Board advised the two owners will have to install a French drain to assist with the drainage and the HOA will look into the installation of a berm along the W. Airport Blvd to assist with the drainage.

Internet Services at Community Center – the Board was advised on the cost for Comcast to install services, the cost would run about the same, a few dollars less. SASI was advised that Ezee Fiber was providing information on being the main provider for marketing and attend all community events. They advised that the Association would get a percentage of the funds when residents sign up for Ezee Fiber. That would also include complimentary internet services for the clubhouse of 2 Gig fiber service at no cost to the community and monthly charges and no associated fees.

Pool Hours, Pool Registration Notice & Form – the Board discussed and tabled the pool forms for the 2026 Pool Season. The pool band color for the 2026 season was approved. *L. Rosenthal made a motion; M. Johnson seconded the motion; motion passed.*

Spring Newsletter & Articles – no discussion; tabled.

Upcoming Spring Community Wide Garage Sale (April 25th – 26th) – no discussion; tabled.

Insurance Renewal with BCH (expires May 1st) – the Board was advised on the increase in coverage for the pool gates, pool lights, pool fencing, clubhouse security cameras and lighting.

The Open Session was adjourned at 7:23 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:24 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.

Architectural Log – the ARC log was presented and reviewed; a brief conversation was held.

Compliance Report – the compliance report was presented and reviewed; a brief conversation was held.

Collection Comparison Report – an overall collection comparison reflected 87% collected for the Annual Assessments.

Attorney Status Report – no attorney status report was available.

Cost Sharing Agreement – SASI advised there has not been any response.

The Executive Session adjourned at 7:38 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# 213731 – the Board was advised payments are being made. Account# 227407 – continue to monitor; Account# 184477 – the board denied the owner request, SASI to send details to homeowners.

Cost Shared Maintenance Agreement was discussed and the Board was advised another reminder was sent to Ashford Lakes manager on the status of the signed agreement and the status of the payment for the 2024 paid expenses.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- the board advised that enforcement of the front yard tree requirements need to be enforced.
- provide the board the information on Ezee fiber;

The next meeting scheduled is the Annual Meeting for Tuesday, March 17, 2026 at 6:00 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 7:41 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the March 17, 2026 Meeting Minutes.