

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, JULY 15, 2025 AT 6:30 P.M. AT THE BURNEY ROAD COMMUNITY CENTER, 14122 W. AIRPORT BLVD. #A, SUGAR LAND, TX 77498.

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

Mark Johnson arrived at 7:50 p.m.

#### **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 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 replace irrigation valve at W. Airport Blvd. just east of Imperial Canyon by Southern Lawns, estimated amount \$550.00 plus tax
- Approval to replace 2 irrigation main PVC line leaks along the Lake, one is on the south west corner of Burney Rd and one lake behind the pool, by Southern Lawns, estimated amount \$450.00 each plus tax
- Approval to replace 4 - 4" pop up spray heads and 2 lateral PVC leaks between pool parking and Imperial Canyon at W Airport Blvd (N. Side) by Southern Lawns, estimated amount \$ 205.00 plus tax.
- Approval to replace 1 - 2" zone valve is leaking thru at Imperial Canyon east side north of W. Airport Blvd. by Southern Lawns, estimated amount \$ 530.00 plus tax.
- Approval to replace 3 lateral PVC line leaks at W. Airport Blvd. esplanade between Imperial Canyon & Mason Rd. by Southern Lawns, estimated amount \$150.00 plus tax.
- Approval to replace 1" leaking valve thru and a Hunter Node controller at the corner of Burney Rd. and W Airport Blvd. (south side) by Southern Lawns in the amount of \$565.00 plus tax.

#### **CITY OF SUGARLAND**

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

#### **HOMEOWNERS OPEN FORUM**

Several homeowners were present before the Board to discuss their concerns and issues:

Homeowner was present to discuss the letters he continues to receive for mowing, he did advise the Board he mows his lawn every week. He also advised that he did not receive the governing documents when he moved in, all he received a welcome letter and forms from Sterling.

Homeowner was present to discuss about the ongoing issues with residents allowing their pets to poop in their yard. The Board advised they will add a notice to the next newsletter.

Homeowners were present to discuss their back wooden fence along Mason Rd. The Board advised they elected to replace the entire fence of all six (6) houses backing up to Mason Rd.

#### **MEETING MINUTES**

The Board reviewed and unanimously approved the May 20, 2025, with no corrections *L. Rosenthal made a motion; J. Figueroa seconded the motion; motion passed.*

#### **FINANCIALS**

SASI provided a summary of the financials for May 31, 2025 and June 30, 2025; and answered questions from the Board; *L. Rosenthal made a motion; 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, with 1 new resident for the month.

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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-Mason Rd* – the Board provided and update on the concrete wall fence installation along Mason Rd. to Florence Rd. The project for the concrete wall will only be installed behind the homes along Mason Rd, minus the six homes.

*Rescheduling Pool Opening Party* – the Board discussed and agreed to reschedule the Pool Party for Monday, September 1st, from 6pm – 8pm on Labor Day. *L. Rosenthal made a motion; J. Figueroa seconded the motion; motion passed.*

*Attorney Services* – the Board discussed and requested a recommendation from SASI. SASI suggested having Lang & Associates to attend the next meeting to provide a presentation and to discuss their services.

*Approving Additional Fence Stains* – the Board tabled discussion for further review.

*Updating Architectural Guidelines* – the Board tabled discussion for further review.

### **NEW BUSINESS**

*Scheduling Workshop for Architectural Guidelines*– the Board tabled discussion for further review. SASI to resend the guidelines for the Board to review.

*Community Wide Garage Sale (September 27th & 28th)* – the Board tabled discussion for further review.

*Desert Vine Fence Replacement* – the Board was presented with several fence replacement proposals. The Board unanimously approved the proposal from Griffin Fence in the amount of \$21,866.00. *L. Rosenthal made a motion; J. Figueroa seconded the motion; motion passed.*

*AFTEC Concrete Wall Repair* – the Board was provided an estimate to repair and replace the damaged concrete wall at 14300 W. Airport Blvd, the Board reviewed discussed and agreed to table the repairs and continue to monitor the concrete wall.

The Open Session was adjourned at 7:33 p.m.

### **EXECUTIVE SESSION**

With a quorum present, the Board entered into Executive Session at 7:34 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* – the attorney status report was reviewed and discussed.

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

*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 7:48 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# 286047 – the Board agreed the yellow part can remain, but the plastic fence covered with greenery needs to be removed; Account# 184452 – the Board tabled discussion; Account# 213731 – the Board was advised payments are being made; Account# 216997 – the Board discussed the owners fence stain and will go by to take a look at the color, but they do require an ACC application for the color stain. The Board approved to send the following account for legal action:

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Account# 316354, #321332 and #184453. The Board approved to send the following account a reminder 10-day certified letter: Account# 245253, #184378, #184396, #184415, #184460, #260382, #184494 and #293662. The Board reviewed a few Bard Action items for deed restriction compliances and approved to turn them over for legal action: Account# 184125, #195235, #184232, #184378 and #184494. The Board discussed account# 286047 and asked SASI to send compliance letters for the fence, the white picket fence with artificial greenery, fallen lights and the owner must add another coat of paint to cover the yellow color on the door.

Maintenance Agreement was discussed and require an update and will be discussed at the next MUD Board Meeting.

#### **GENERAL DISCUSSION**

A few items discussed with the Board are as followed:

- NONE

The next meeting scheduled is the Annual Meeting for Tuesday, August 19, 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 7:55 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the \_\_\_\_\_ **August 19, 2025** Meeting

Minutes.