

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, APRIL 21, 2026 AT 6:00 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, Mark Johnson and Joanna Figueroa. Also, in attendance was Becky Salinas, representing Sterling Association Services, Inc. ("SASI")

#### **CALL TO ORDER AND ADOPTION OF AGENDA**

Mark Johnson called the meeting to order at 6:21 p.m., the agenda was approved with no corrections or additions; *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 for the installation of irrigation repairs by Southern Lawn in a combined amount of \$3,606 + tax.

#### **CITY OF SUGARLAND**

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

#### **HOMEOWNER/GUEST OPEN FORUM**

- NONE

#### **MEETING MINUTES**

The Board reviewed and unanimously approved the March 24, 2026, with no corrections. *M. Johnson asked for a motion, J. Figueroa made a motion; L. Rosenthal seconded the motion; motion passed.*

#### **FINANCIALS**

SASI provided a summary of the monthly financials for March 31, 2026; and answered questions from the Board. *L. Rosenthal asked for a motion, J. Figueroa 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**

*Revised Architectural Guidelines* – no discussion, tabled.

*Bylaws Amendment for Staggered Terms* – no discussion; tabled.

*Internet Services at Community Center Options* – the Board was advised that Ezee Fiber was supposed to come out to walk and mark the lines, but have not heard anything from Alex with Ezee Fiber.

*Spring Newsletter & Articles* – no discussion, tabled.

*Spring Community Wide Garage Sale (April 25th – 26th)* – the Board discussed the advertisement of the upcoming Spring Garage Sale, by putting out signs and the banners.

*Dive In Movie Night* – SASI advised the Board they have reached out and reserved a screen for Friday, August 28th. and the guards are reserved with Aquatic Advisors to cover the dive in movie night.

*2025 Passed Legislative Laws* – discussion tabled, SASI will reach out to the new attorneys on the missing Legislative polices and a draft of the amended by-laws.

#### **NEW BUSINESS**

*Pool Tag Distribution Attendees* – the Board was advised the dates for the pool wristbands have been scheduled and announced. SASI asked if the Board had volunteers or does SASI need to find people. The Board asked SASI to have their employees handle the distribution.

*Attorney Services* – the Board was presented with an engagement letter from Holt & Tollett and discussed the lack of services provided by Lang & Associates. The Board unanimously approved terminate Lang & Associates and enter into legal services with Holt & Tollett. *L. Rosenthal asked for a motion, J. Figueroa made a motion; M. Johnson seconded the motion; motion passed.*

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*Clubhouse & Pool House Maintenance* – the Board was presented with a proposal for clubhouse maintenance and painting the wader pool post. The Board unanimously approved the clubhouse and pool maintenance by AroExpress in the amount of \$790.00. *L. Rosenthal asked for a motion, J. Figueroa made a motion; M. Johnson seconded the motion; motion passed.*

The Open Session was adjourned at 7:10 p.m.

#### **EXECUTIVE SESSION**

With a quorum present, the Board entered into Executive Session at 7:11 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 96% 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 7:58 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# 335879 – resident was a no show, the Board instructed SASI to continue to send notices. Account# 213731 – the Board was advised payments are being made. Account# 184477 – the Board was advised the owner made a payment in the amount of \$233.00.

The Board discussed the Cost Shared Maintenance Agreement and discussed holding an in-person meeting with Ashford Lakes to discuss the changes, their requested terms and concerns on the Cost Shared Maintenance Agreement

#### **GENERAL DISCUSSION**

A few items discussed with the Board are as followed:

- seasonal flowers not installed yet;
- water fountain filter needs to be replaced.

The next meeting scheduled is the Annual Meeting for Tuesday, May 19, 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 7:58 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the May 19, 2026 Meeting Minutes.