

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, MAY 21, 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, 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 presided over the meeting and called the meeting to order at 6:30 p.m., the agenda was approved with no corrections or additions; *L. Rosenthal asked for a motion; M. Johnson 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:

- NONE

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.

HOMEOWNER OPEN FORUM

AT&T Representatives were present before the board to discuss the damage irrigation lines repaired by Oceanlink, Representatives are to meet with Brad Gibson to go over the work and damages found.

Ezee Fiber Representatives were present before the board to discuss their plans to relocate the cabinet across the street in a reserve area.

Homeowner Ismail Biradar was present to discuss the denial of his application for the fence replacement, he stated the Committee as asking for a lot survey. The Board discussed and advised a lot survey is required and SASI will work with him to understand what the Committee is needing for his application to be reviewed.

Homeowner Joseph Niles was presented before the board and provided an update on the Fort Bend ISD zoning and Barrington Elementary being closed and kids being shifted around to other schools.

MEETING MINUTES

The meeting minutes for the April 16, 2024 Board meeting were not available, SASI to email to the Board.

FINANCIALS

The April 30, 2024 financials have not been reconciled, SASI to email to the Board once reconciled.

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 6:30pm, with no meetings in June and December.

OLD BUSINESS

Perimeter Fence Installation – the Board provided an update on the concrete fence project along Florence Rd and Mason Rd., waiting on the grounds to dry and Aber Fence to install a footer to the fences that need to be installed and then come back and reinstall on the fence that has already been installed0.

Finalize Clubhouse Rental Agreement – the Board held a discussion and SASI provide their input on who should handle the calendar, etc. tabled for further review.

Pool Opening Party – Pool Party for Friday, May 24th from 6pm – 8pm.

Seasonal & Mulch Estimate – the Board discussed and tabled until all the irrigation repairs have been completed.

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Water Feature Replacement – tabled until after the pool is closed.

Spring Newsletter – the Board provided an update on the newsletter being completed and mailed out sometime in the next week or so.

NEW BUSINESS

Christmas Decorations – the Board tabled the discussion.

Window Covering Proposals – the Board was provided two proposals for wood faux blinds and shade coverings, the Board discussed and unanimously agreed to contract with Blooming Blinds in the amount of \$1,603.49 to install the wood faux blinds in white. *L. Rosenthal asked for a motion; M. Johnson made motion was made; J. Figueroa seconded the motion; motion passed.* SASI was asked to seek quotes to tint all 6 windows

WIFI Service – the Board was updated on the WIFI install with Windstream.

Pest Control – the Board was updated on the quarterly pest control has been set up with Cypress Creek Pest Control.

Alarm Service – the Board was advised Smith Thompson has been contracted and the install will take place on May 22nd between 1pm - 5pm

The Open Session was adjourned at 7:44 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:45p.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 96% collected for the Annual Assessments.

Attorney Status Report – attorney status report was provided and reviewed.

Board Action Items – the board was presented with information on Board Action items on compliance issues.

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 approved the following: Account# 335879 – the Board discussed the homeowners appeal for the fence denial; SASI is to forward the homeowners application for the Board to review and inquire with legal on whether or not the fence must extend over the driveway and can the fence go past the front building line. SASI will provide the Board an update once an answer has been received. Account# 189149 – the board discussed the homeowners account and unanimously agrees to accept a payment in full in the amount of \$4,431.93 and the remainder of the fees will be waived. Account# 216997 – no discussion, homeowner was not in attendance. Account# 291559 – the Board reviewed and denied the owners request \$75.00 in out-of-pocket cost for certified letters.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- lights out at the Reserves;
- the meeting address on the website needs to be corrected;
- status of insurance claim

The next meeting scheduled is for Tuesday, July 16, 2024 at 6:30pm at the Burney Road Community Clubhouse at 14122 West Airport Blvd #A., Sugar Land, TX 77498.

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ADJOURNMENT

With there being no further business to come before the Board the Board was properly adjourned at 8:41 p.m., *L. Rosenthal asked for a motion; M. Johnson made motion was made; J. Figueroa seconded the motion; motion passed.*

Prepared by: _____
Becky Salinas, Sterling ASI

Accepted at the **June 18, 2024** Meeting of the Board