

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, JANUARY 30, 2024 AT 6:30 P.M. AT THE STERLING OFFICE/WOODBRIDGE CLUBHOUSE, 11201 LAKE WOODBRIDGE DRIVE, 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

L. Rosenthal, President 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

ELECTION OF OFFICERS

The Board opened the floor and unanimously agreed to keep the same officers' positions, as follows

- Lydia Rosenthal, President
- Mark Johnson, Vice President/Treasurer
- Joanna Figueroa, Secretary

CITY OF SUGARLAND

Officer Reid was in attendance and provided a activity report and answered questions from the Board.

HOMEOWNER OPEN FORUM

Homeowner Butcharao Ajendla was present to discuss the recent letter he received for weeds in his yard and tree wells. He advised the Board, they are wildflower and not weeds. The Board discussed and asked the homeowner to send pictures of his beds and tree wells.

MEETING MINUTES

The Board reviewed and unanimously approved the October 26, 2023 as presented with a few corrections; *L. Rosenthal asked for a motion, M. Johnson made motion was made; J. Figueroa seconded the motion; motion passed.*

FINANCIALS

SASI provided a summary of the financials for December 31, 2023 and answered questions from the Board; *L. Rosenthal asked for a motion, M. Johnson made motion was made; J. Figueroa seconded the motion; motion passed.*

SASI was asked to check with the accounting department to transfer the \$238K back to the reserves on the funds used for the deposit of the perimeter wall. SASI was asked to check the rate of the electricity with Tara Energy.

MANAGERS' REPORT

The list of New Resident was provided to the Board;

The monthly Board Meeting will remain monthly, 3rd Tuesday of the month at 6:30pm, no meetings in June and December.

OLD BUSINESS

Perimeter Fence Installation – the Board held a discussion the fence project, with Aber fence and the funding with the City of Sugar Land.

Entrance Lighting at the Reserves – the Board was advised the repairs and installation of the lights have been completed.

Bank Loan – the Board was advised the was deposit in to CIT/FCN Bank and reflecting on the Balance Sheet.

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Replastering of the Pool – the Board held a discussion and unanimously approved to proceed with the patch work. SASI will reach out to Aquatic Advisors. *L. Rosenthal asked for a motion, M. Johnson made motion was made; J. Figueroa seconded the motion; motion passed.*

NEW BUSINESS

Landscape Proposals – the Board as presented with the landscape proposals, after reviewing and holding a brief discussion, the Board unanimously agreed to proceed with Southern Lawns. *L. Rosenthal asked for a motion, a motion was made; motion seconded; motion passed.*

Tree Trimming Proposals – the Board discussed the unanimously agreed to not trim trees for 2024. *L. Rosenthal asked for a motion, a motion was made; motion seconded; motion passed.*

Pool Contact Renewal – the Board reviewed and held a discussion on the renewal of the pool contract, and they agreed not to extend the pool hours for the entire month of September. *L. Rosenthal asked for a motion, a motion was made; motion seconded; motion passed.*

MUD Updates – M. Johnson provided an update on the completion on the construction of the clubhouse.

Clubhouse Maintenance and Usage – the Board discussed the having a cost sharing usage agreement between the three (3) HOA's. with Glen Laurel paying 60%, Ashford Lakes 20% and Gannoway Lakes 20%. A discussion was held on the access of the storage rooms, storage closet, janitorial closet and kitchen pantry.

Pool House Maintenance – the Board held a discussion on making sure the pool house will be ready of the start of pool season, power washing, pool lights working, etc. A discussion was held on the wood coming up around the pool, SASI advised they can be pulled up and mastic puddy can be added to the joints. A discussion was held on the missing mushroom cap on the water feature in the baby pool.

Scheduling Dates for Garage Sales, Pool Registration, etc. – the Board was provided a list of Community Events & Activities for 2024, with no corrections or changes, the board unanimously approved the dates presented. *L. Rosenthal asked for a motion, a motion was made; motion seconded; motion passed.*

Holiday Decorations – the Board was presented information on a holiday decoration company that will provide Christmas decorations and the HOA will have to have someone install them each year; discussion tabled. SASI to seek additional quotes.

Aquatic Advisors Gate System – the Board was presented with information on pool season gate access, the board reviewed and declined. SASI is to seek prices on wristbands for the upcoming pool season.

Tachus Cabinet Easement Agreement – the Board was present with the attorneys redline of the agreement between the HOA and Tachus on the Cabinet Easement Agreement. The Board discussed and unanimously approved the attorneys' recommendations. *L. Rosenthal asked for a motion, a motion was made; motion seconded; motion passed.*

Clubhouse Rental Agreements – the Board was presented with two rental agreements for Residents and Non-Residents, the board reviewed and tabled the discussion.

The Open Session was adjourned at 8:28pm.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 8:26pm 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 – attorney status report was provided and reviewed.

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

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The Executive Session adjourned at 8:58pm 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# 184364 – the board discussed and denied the homeowners request to allow parking of his unused vehicles in the driveway, SASI was asked to have them reported to Code Enforcement. Account# 184330 – the board asked for an update on this account. Account# 213731 – board asked for the owner name, since it was not reflecting on the report.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- request the Urban Foresters to cut back the crape myrtles off the concrete wall along Burney Rd.

The next meeting scheduled is for Tuesday, February 20, 2024 at 6:30pm at the Glen Laurel Clubhouse at 11201 Lake Woodbridge Drive, Sugar Land, TX 77498.

ADJOURNMENT

With there being no further business to come before the Board the Board was properly adjourned at 9:00pm, *a motion was made, seconded; motion passed.*

Prepared by: _____
Becky Salinas, Sterling ASI

Accepted at the **February 20, 2024** Meeting of the Board

Approved by: _____
Joanna Figueroa, Secretary