

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, APRIL 18, 2023 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 and Joanna Figueroa. Also, in attendance was Becky Salinas, representing Sterling Association Services, Inc.

Mark Johnson was unable to attend.

CALL TO ORDER AND ADOPTION OF AGENDA

L. Rosenthal, President presided over the meeting and called the meeting to order at 6:34 p.m., The agenda was approved with no corrections; *a motion was made, seconded; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

- NONE

CITY OF SUGARLAND

Officer Reid was presented to provide a report on activity and answered questions from the Board.

HOMEOWNER OPEN FORUM

- NONE

MEETING MINUTES

The Board reviewed and unanimously approved the March 21, 2023 as presented with one correction; *a motion was made, motion seconded; motion passed.*

FINANCIALS

SASI reviewed and provided a summary of the March 31, 2023 financials and answered questions from the Board; *a motion was made, motion seconded; motion passed.*

MANAGERS' REPORT

The list of New Resident was provided to the Board;

Board Meeting dates remain monthly, 3rd Tuesday of the month at 6:30pm, with the expectation of changing the June 20th meeting to July 18th; December, no meeting is held.

OLD BUSINESS

Cottonwood Entrance – L. Rosenthal advised the email was sent to Carmichael; waiting on a response. She will follow up with Carmichael.

Pool Party – the Board discussed the upcoming pool party and the registration day for Saturday, May 6th. SASI asked to provide a list of delinquent accounts, pool tag forms, pool hours, pool tag stickers and clipboard prior to the date.

Pool Repairs for Busted Pipes – the Board was advised all the plumbing repairs have been completed by Best Plumbing, the Board asked SASI to reach out to the insurance company to file a claim.

Replacement of Parking Lot Pole Ballast – the Board review the estimates presented; the board unanimously approved A-Fuller to replace all parking lot pole lights with LED in the amount of \$7,562.25; *a motion was made, motion seconded, and motion passed.*

NEW BUSINESS

Current Attorney Status Report – the Board was advised SASI spoke to Jonathan Clark and advised he would be willing to further discuss with the Board to keep them happy with the firm. The Board requested SASI to reach out to Mr. Clark and advise him they do not agree with the billing as they mostly spoke and the letter to the Carmichael Group was drafted by the Board.

Perimeter Fence Repairs and Installation – the Board discussed the wall installation off Florence and Mason, a discussion was held on seeking another loan and seeking a grant from the City.

Fence Railing at Monument Signs – the Board discussed and suggested having someone look at the post and determine if they need to be replaced before replacing the railing.

Pool House Repairs – the Board was presented with several proposals for the repairs to the pool house, the board reviewed and

unanimously approved the estimate from JrD Construction for only the pool repairs in the amount of \$4,875.00; *a motion was made, motion seconded, and motion passed.*

Replace Damaged Trees from Car Accidents – the Board discussed and agreed not to replace the damaged and removed trees.

2023 Pool Party Policy – the Board discussed the pool party policy and discussed allowing renting of the pool, before or after hours only, SASI will provide a draft of a pool rental agreement for review via email. The Board agreed to \$250 deposit and \$75 rental fee, plus lifeguard fee paid to the pool company, food allowed, no alcohol.

Kiddie Mulch for Playground – the Board was presented with several proposals for the installation of Kiddie Mulch, the board reviewed, discussed and selected Southern Lawns to provide the kiddie mulch in the amount of \$2,340.00 plus tax. *a motion was made, motion seconded, and motion passed.*

The Open Session was adjourned at 7:49pm.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 8:pm 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 – no attorney status report was available.

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

The Executive Session adjourned at 8:02 pm and the Board reconvened in Open Session for possible action on items discussed in the closed Executive session. Account# 184350 – the board requested a notification to be sent for the unapproved fence/storage area and drainage into the common area. Account# 250597 – the board unanimously agreed to waive the \$228.12 in late fees in the owner agrees to pay the balance in full. Account# 184494 – the board denied to waive any fees and requested the attorney’s office to proceed.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- SASI was asked to verify if the HOA was paid for the two accidents that occurred;
- seasonal color to only be installed at the front monument sign and pool area, not to be installed at the caps of the esplanades, only perennials are to be installed;
- remove all chemicals from the pump room;
- power wash/clean the brick walls along Cottonwood;

Next meeting is scheduled for Tuesday, May 16, 2023 at 6:30pm at the Sterling Office/Woodbridge 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 8:07 p.m., *a motion was made, seconded; motion passed.*

Prepared by: _____
Becky Salinas, Sterling ASI

Accepted at the **April 18, 2023** Meeting of the Board

Approved by: _____
Lydia Rosenthal, President