

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, MAY 16, 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 6:30 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

Homeowner Joseph Niles was present to discuss their concerns in regards to the speeding down Cottonwood and W. Airport, the Harmony School traffic and the intersection being used as a U-Turn, causing a backup of traffic at Cottonwood. The disarray of the school and how his children are zoned to two separate schools, due to the closure of Barrington Place Elementary.

MEETING MINUTES

The Board reviewed and unanimously approved the April 18, 2023 as presented with a few corrections; *a motion was made, motion seconded; motion passed.*

FINANCIALS

SASI reviewed and provided a summary of the April 30, 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 – no update was available from the Carmichael Group. The Board discussed the cracks and damages made to the Monument sign. SASI was asked to reach out to JQ Bricks to repair the front entrance of the Reserves and A-Fuller to repair the light fixture. L. Rosenthal will follow up with Carmichael and advise them the repairs will be made by the HOA.

Pool Party – the Board discussed the upcoming pool party and the registration day for Saturday, May 20th. SASI advised she would be able to find volunteers to do the pool registration as the Board is not available, the cost would be \$35.00 an hour. SASI is to seek volunteers and update the Board.

Pool Repairs for Busted Pipes – the Board was advised all the plumbing repairs have been completed by Best Plumbing and the claim was submitted to the insurance.

Replacement of Parking Lot Pole Ballast – the Board was advised the parking lot pole lights have been replaced by A-Fuller with LED.

Cottonwood Brick Wall Repairs – the Board was updated on the brick wall repairs scheduled to commence the work, next week, Monday, May 22nd.

Replacing the Fence Railing at Monument Signs – SASI requested verification if they wanted the rails completely replaced or just replacement. The Board requested them to be replaced and also stained with the HOA approved stain color.

Pool House Repair Proposals (in progress) – the Board was advised the repairs were under way and nearly completed. The Board report the exhaust fan and ceiling fan are not working in the pump room, the water fountain filter still needs to be replaced, the water heater needs to be replaced and the chemical/pump room door needs to be replaced, but can wait until next year.

Kiddie Mulch Proposals (completed) – the Board was advised the installation has been completed.

Planning Perimeter Fence Installation – the Board was informed on when the City grant program starts for the grant funding. A discussion was held on the amount to be used from the reserves, the special assessments and loan amount for the wall along Mason Rd and Florence. The Board also discussed payment options and a discount for paying the special assessments.

NEW BUSINESS

Insurance Claim for Freeze Damages – the Board was presented with the claim adjusters report from the 2022 freeze damage and busted pipes. The Board was advised a payment of \$4,743.30 will be issued to the HOA. The Board asked SASI to provide the adjuster with the pictures of the additional damages found in the pump room, which can only be assessed from the outside of the building.

Legislative Policies and Procedures – the Board was presented with all the new legislative policies and tabled the discussion so they have time to review and then discuss further at the July meeting.

Rental Agreement for Pool Rentals – the Board was presented with revised Rental Agreement for the usage of the pool, with no additional corrections or additions, the Board unanimously approved the rental agreement.

Pool Tag Policy – the Board discussed the pool tag policy and felt there was no need to change how it has been done over the years. SASI recommend seeking quotes for next year to switch to access cards/fobs, so the board does not have to continue doing pool registration each year. The Board requested the cost to be added to the 2024 budget.

Current Pool Rules – the Board discussed and suggested changing and updating the current pool rules for next year.

City of Sugar Land Streetscape Water Cost Reimbursement – the Board was advised there was a renewal for the Streetscape Water Cost Reimbursement and an invoice was submitted to the City.

City of Sugar Land Right of Way Landscape and Maintenance Reimbursement Agreement – the Board was advised there was a renewal for the Right of Way Landscape and Maintenance Reimbursement Agreement and quarterly invoices were submitted to the City.

City of Sugar Land 4B Joint CIP Grant Program – the Board was provided with last year’s paperwork for the grant program, so they are aware of when the application process starts.

Refreshing Current Reserve Study – the Board was provided with a copy of the current Reserve Study and SASI recommended seeking quotes to refresh the current reserve study, since their current one is from 2015. The Board unanimously agreed for SASI to seek quotes. *a motion was made, motion seconded; motion passed.*

Monument Entrance Signs at Cottonwood – discussed under Old Business.

The Open Session was adjourned at 8:18 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 8:18pm 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 98% collected for the Annual Assessments.

Attorney Status Report – no attorney status report was available.

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

The Executive Session adjourned at 8:33 pm and the Board reconvened in Open Session for possible action on items discussed in the closed Executive session. The Board reviewed the Attorney’s correspondence on the billing for the Carmichael Group discussion and unanimously agreed to accept the billing adjustment for \$662.05. Account# 250597 – the board unanimously agreed to the payment plan and waive the \$228.12 with the attorneys’ recommendations. SASI to inquire on what happens if the owner defaults.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- Short term leasing and Air BnB’s;
- Replaster of the pool, warranty on the replaster, cleaned;
- Water fountain filter, to be replaced buy Best Plumbing;
- Doogie Poop Station;
- No Duck Feeding Signage;
- Send email to the board in regards to the approved fence.

Next meeting is scheduled for Tuesday, July 18, 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 8:35 p.m., *a motion was made, seconded; motion passed.*

Prepared by: _____
Becky Salinas, Sterling ASI

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

Approved by: _____
Lydia Rosenthal, President