

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, JULY 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, 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 6:34 p.m., the agenda was approved with no corrections; *a motion was made, seconded; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meeting:

- Approval for irrigation repairs for 2 - 2" irrigation zone valves; one at Burney & W Airport corner and one in the esplanade on W. Airport at Burney in the amount of \$850.00 by Southern Lawns;
- Approval to install the summer seasonal flower changeout with 1,620 4" pot flowers in the amount of \$3,645.00 plus tax and mulch 10 cy mulch, in the amount of \$745.00 plus tax by Southern Lawns;
- Approval of main irrigation leak along W Airport/north side between Imperial Canyon & Mason in the amount of \$650.00 by Southern Lawns;
- Approval of main irrigation line break at valve on W Airport near Cottonwood in the amount of \$450.00 by Southern Lawns;
- Approval for emergency fence repairs along Florence Road in the amount of \$1050.00 by Alpha GTS.

CITY OF SUGARLAND

Officer Reid was presented to provide a report on activity and answered questions from the Board. He also discussed sending over a fraud prevention form for the upcoming newsletter or eblast to the residents.

HOMEOWNER OPEN FORUM

Homeowner Joseph Niles was present to discuss a compliance letter he received in regards to his address plaque and a tree swing in his yard, the Board discussed and addressed the homeowners' concerns. A discussion was also held on the sink hole at the neighbor's backyard.

Homeowner Gerardo Arzale was present to observe and requested the crape myrtles behind his home along W. Airport Blvd., be trimmed, as they have grown into large trees; the Board discussed and advised they would look into the area.

MEETING MINUTES

The Board reviewed and unanimously approved the May 16, 2023 as presented with a few corrections; *a motion was made, motion seconded; motion passed.*

FINANCIALS

SASI provided the May 31, 2022 and provided a summary of the June 30, 2023 financials and answered questions from the Board; *a motion was made, motion seconded; motion passed.*

MANAGERS' REPORT

The Action List was provided to the Board to review.

The list of New Resident was provided to the Board;

Board Meeting dates remain monthly, 3rd Tuesday of the month at 6:30pm, no meeting in December.

OLD BUSINESS

Cottonwood Entrance – the discussed the lack of response from the Carmichael Group. L. Rosenthal will follow up with James Silva with the City of Sugar Land in regards to the reimbursements from the Carmichael Group and update the Board on the outcome.

Planning Perimeter Fence Installation – the Board held a discussion on the ownership on the Mason Rd. and Florence Rd. perimeter fence. The Board also discussed assessing an amount for a special assessment and the amount needed from the reserves, they also discussed the payment options.

Legislative Policies and Procedures – the Board discussed the new legislative policies and procedures and requested the following additions or changes be made: Religious Display Guidelines – restrict the height and width to be no more than 6ft x 6ft; Swimming Pool Enclosure Guidelines – closing/latching and fences to be no more than 54” in height; 209 Hearing Guidelines - no changes; Bid Procedures for Contracts Exceeding \$50,000 Guidelines – no changes; Security Measures Guidelines – conform to City of Sugar Land Ordinances.

NEW BUSINESS

Refreshing Current Reserve Study – the Board was provided with two proposals to refresh the current Reserve Study, the Board declined to proceed with refreshing the current reserve study.

Replacing the Fence Railing at Monument Signs – the Board was provided with several proposals replace the 4 areas with ranch style fencing, J. Figueroa advised she requested a proposal from JrD. Construction, n which was not sent to SASI in the amount of \$3,533.56. J. Figueroa will send to Board for review.

Power Washing of Brick Walls in the Reserves – the Board was provided with several proposals to power wash the brick wall at the Reserves, the Board agreed to table until 2024 when the construction of the walls begin.

National Night Out – the Board discussed and agree to cancel NNO this year, due to the upcoming construction of a new clubhouse and the parking lot will not be accessible.

Performing Audit of the Books and Records – no discussion.

ACC Process and Concerns – the Board discuss during open forum to process and concerns in regards to the installation of Solar Panels on the front of the homes.

Pool Reports from Aquatic Advisors – the Board requested a monthly head count report, SASI advised a report was not received prior to the meeting, SASI will follow up with Aquatic Advisors and send out to the board.

The Open Session was adjourned at 9:10 p.m.

EXECUTIVE SESSION

No Executive Session was held.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- ensure the tables and chairs set up for the monthly Board Meetings;
- seek information on solar panels and restrictions of being placed on the front of the homes;
- information on Estate Sales in the community;
- sprinklers at the Reserves on at 6pm, ask SLS to adjust the timers;
- repair light fixtures at the front entrance of the Reserves, get a quote to repair and change to LED;
- replaster of the pool was done 4-5 years, check files back in 2020;
- start using Suncoast Plumbers for the future.

Next meeting is scheduled for Tuesday, August 15, 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 9:12 p.m., *a motion was made, seconded; motion passed.*

Prepared by: _____
Becky Salinas, Sterling ASI

Accepted at the August 15, 2023 Meeting of the Board

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