

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, AUGUST 15, 2023 AT 6:30 P.M. AT THE STERLING OFFICE/WOODBRIDGE CLUBHOUSE, 11201 LAKE WOODBRIDGE DRIVE, SUGAR LAND, TX 77498.

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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; *L. Rosenthal made motion was made, M. Johnson seconded the motion; motion passed.*

#### **RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS**

The Board approved the following maintenance repairs in between meeting:

- Approval for replacement of the corral style fencing and staining by JR. D Construction in the amount of \$3,533.66;
- Approval for irrigation repairs along Cottonwood, one zone valve in need of replacement and one lateral PVC leak on another in need of repair, estimate both repairs of \$ 625.00 plus tax by Southern Lawns;

#### **CITY OF SUGARLAND**

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

#### **HOMEOWNER OPEN FORUM**

Homeowners Joseph Niles was present to discuss the sprinklers running around 6pm – 7pm at Avana Glen and along W. Airport Blvd. A discussion was held in regards to the condition of the pool, the pool hours for the weekends in September and the starting of the Clubhouse construction.

Homeowner Jason Grant were present to observe the meeting.

#### **MEETING MINUTES**

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

#### **FINANCIALS**

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

#### **MANAGERS' REPORT**

The Action List was provided to the Board to review.

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 meeting in December.

#### **OLD BUSINESS**

*Cottonwood Entrance* – the Board discussed the lack of responses from the Carmichael Group. L. Rosenthal will follow up with James Silva with the City of Sugar Land and update the Board on the outcome.

*Planning Perimeter Fence Installation* – the Board held a discussion on the City 4B Funding and the concern of providing ownership for the fence along Florence 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.

*Updating and Changes to Guidelines* – the Board discussed updating and making changes to the revised New Legislative policies and procedures, with no further concerns or changes, the Board unanimously approved the following policies to be signed and executed Religious Display Guidelines; Swimming Pool Enclosure Guidelines; 209 Hearing Guidelines; Bid Procedures for Contracts Exceeding \$50,000 Guidelines; and Security Measures Guidelines.

*Replacing the Fence Coral/Railing* – the Board was advised the signed proposal was sent to Jr D. Construction and awaiting a scheduled date on the replacement.

*Pool Reports from Aquatic Advisors* – the Board was advised a report was not received, but will follow up with Aquatic Advisors on the report.

### **NEW BUSINESS**

*Entrance Lighting at the Reserves* – the Board was provided with a proposal from A-Fuller to replace the light fixtures, the Board discussed and asked SASI to inspect and review the number of light fixtures, then seek additional proposals. SASI is to reach out to A-Fuller to clarify their proposal.

*Fall Community Wide Garage Sale* – the Board discussed and wants to plan around the garage sale beheld by the neighboring Woodbridge community. SASI advised the dates are September 22<sup>nd</sup> - 24<sup>th</sup>.

*Plans for Community Wide Tree Trimming* – the Board requested tree trimming proposals for the community with one overall tree trimming and a proposal for the trees to be done in phases every three years.

*Update Changing Guidelines* – the Board discussed updating and changing the guidelines, J. Figueroa to work with SASI to update.

*Fall Season Seasonal Colors and Contract Adjustments* – the Board discussed removing the seasonal colors from along the esplanades along W. Airport and planting knock out roses or heat resistant plants. The seasonal color flowers will only be installed the main entrance of W. Airport at Burney Rd and the entrance to the Reserves.

*Fall Newsletter* – the Board discussed publishing a fall newsletter announcing the is opened during the weekends in September, the construction of the new clubhouse building, no air BnB's allowed, no heavy trash pick-up and upcoming garage sale.

The Open Session was adjourned at 8:18pm.

### **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 99% 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 8:35pm 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# 213731 – the board unanimously agreed to accept \$200.00 a month and waiving half of the penalty and interest, with the understanding the 2024 assessments are to be paid on-time. If owner defaults the penalty and interest will be added back to their account. Account# 189149 – the Board elected to proceed with further collections.

### **GENERAL DISCUSSION**

A few items discussed with the Board are as followed:

- ensure the tables and chairs set up for the monthly Board Meetings;

The next Board Meeting is scheduled for Tuesday, September 19, 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 8:40pm, *a motion was made, seconded; motion passed.*

Prepared by: \_\_\_\_\_  
Becky Salinas, Sterling ASI

Accepted at the **September 19, 2023** Meeting of the Board