

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, SEPTEMBER 26, 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 6:30 p.m., the agenda was approved with no corrections; *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:

- Approval for irrigation repairs on W Airport from Imperial Canyon on north side, zones 1 & 14 need new solenoids estimate \$ 275.00 plus tax by Southern Lawns.
- Approval for irrigation repairs on W. Airport Burney to Laurel Meadow on north side, one control wire short needs trace and repair and zone 5 valve needs replacement estimate \$550.00 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 Bianca Knikiel and Sandy Crawford were present to discuss a recent letter they received in regards to two tree swings in their front yard. The Board discussed and answered questions, they advised that tree swings are allowed, they are concerned with the play equipment that have been installed in between the two front yard trees.

Homeowner Joseph Niles was present to observe the meeting.

Tommy Berretz of DelMar Pools was present to discuss the condition of the pool and the proper maintenance needed for the pool. T. Berretz answered any questions or concerns from the board.

Homeowners Mr & Mrs. Okenkpu were present to discuss the recent patio enclosure installed without a City permit and ACC approval. The Board explained they needed to submit building plans and structural plans to support the enclosure to the Committee in order to approve for the City of provide an approval. SASI was asked to reach out to the City and assist the owner with providing the correct documents to get the enclosure approved.

MEETING MINUTES

The Board reviewed and unanimously approved the August 15, 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 August 31, 2023 and answered questions from the Board; *L. Rosenthal asked for a motion, J. Figueroa made motion was made; M. Johnson 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 meetings in June and December.

OLD BUSINESS

Cottonwood Entrance – no discussion.

Planning Perimeter Fence Installation – the Board held a discussion on the City 4B Funding, ownership on the fence along Florence on the Mason Rd. and Florence Rd. perimeter fence. J. Figueroa advise Aber Fence will still honor the price of the concrete fence quoted back in 2022.

Replacing the Fence Coral/Railing – the Board was advised the work was completed by Jr D. Construction.

Brick Wall Repairs in the Reserves – the Board was advised the repair work is still pending.

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.

Fall Season Seasonal Colors and Contract Adjustments – the Board advised to have the seasonals from the esplanades along W. Airport and Cottonwood. SASI was asked to seek landscape proposals to include two (2) seasonal color change out and one (1) mulch. SASI was asked to have Southern Lawns to revised their contract in order to review.

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

Entrance Lighting at the Reserves – the Board was provided only one proposal was received from A-Fuller to replace/repair the lights at the Reserves. SASI advised they were seeking additional bids and present at the October meeting.

NEW BUSINESS

Tree Trimming – 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.

Update on Bank Loan – the Board reviewed and discussed the bank loan request on personal information, the Board asked SASI to inquire why any part of their social security is required.

Replastering of the Pool – the Board discussed the proposal received from DelMar Pools, SASI was asked to seek additional proposals.

Preliminary 2024 Budget – the preliminary 2024 budget was presented to the Board for review, the Board requested some changes, SASI to make the changes and email to the board for review.

Setting the 2024 Annual Assessment – the Board discussed and unanimously approved setting the annual assessments at \$600.00; *L. Rosenthal asked for a motion, M. Johnson made motion was made; J. Figueroa seconded the motion; motion passed.*

Annual Meeting Preparations – the Board discussed the annual notices and preparations, further details to be discussed at the October meeting.

The Open Session was adjourned at 8:56pm.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 8:57pm 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.

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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# 296822 – the board unanimously denied the homeowners appeal for the unapproved stained color fence. The Board discussed

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- orange stained colored, SASI to research if any approval was given;
- newsletter articles for the fall newsletter;
- grinding of the stumps have not been done on the removal of the Bradford Pears;

The next Board Meeting is scheduled for Tuesday, October 24, 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 9:15pm, *a motion was made, seconded; motion passed.*

Prepared by: _____
Becky Salinas, Sterling ASI

Accepted at the **__October 26, 2023__** Meeting of the Board