

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON THURSDAY, OCTOBER 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:

- NONE

**CITY OF SUGARLAND**

Officer Reid was unable to attend.

**HOMEOWNER OPEN FORUM**

Homeowner Anthony Angel was present before the board to discuss the stain of his fence and advised the board he is working with the contractor to get the fence into compliance. The Board discussed the fence situation and answered the homeowners' questions, they also, advised the homeowner on the approved fence stain color can be seen on the ranch style fencing along W. Airport and Avana Glen. A. Angel advised he would work to get a color sample for the board to review and approve, the Board advised for the homeowner to take a color sample and leave at the pool area.

Ashford Lakes HOA Board Member Hima Brahmhatt was present to discuss the newly built Clubhouse by Burney Road MUD. The Board answered and addressed some of her questions in regards to the usage of the clubhouse by their residents.

**MEETING MINUTES**

The Board reviewed and unanimously approved the September 26, 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 September 30, 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**

*Perimeter Fence Installation* – the Board held a discussion on the loan with CIT/FCN Bank and completing the application for the 4B Funding with the City of Sugar Land.

*Entrance Lighting at the Reserves* – the Board was presented with several proposals; the Board approved the proposal from A-Fuller in the amount of \$900.00. *L. Rosenthal asked for a motion, J. Figueroa made motion was made; M. Johnson seconded the motion; motion passed.*

*Bank Loan* – the Board discussed the situation with the Bank Loan, M. Johnson advised he spoke to legal counsel for the MUD and the Loan should be based on funding for the operating of the HOA, not the improvement or installation of the new fence.

*Tree Trimming* – discussion tabled.

*Replastering of the Pool* – discussion tabled, proceed with minor repairs only.

*Preliminary 2024 Budget* – the revised preliminary 2024 budget was presented to the Board for review, the Board reviewed and unanimously approved the 2024 Budget as presented. *L. Rosenthal asked for a motion, J. Figueroa made motion was made; M. Johnson seconded the motion; motion passed.*

*Annual Meeting Preparations* – the Board discussed the annual notices and preparations, the Board advised since the 21<sup>st</sup> is the week of Thanksgiving, the move the Annual Meeting to Tuesday, November 28, 2024.

#### **NEW BUSINESS**

*Clubhouse Construction* – M. Johnson provided the Board on the status of the clubhouse construction.

*MUD Clubhouse Lease Agreement* – the Board discussed the MUD lease agreement with the HOA and the three other HOA's, Ashford Lakes and Gannoway Lakes. The MUD would pay the Glen Laurel HOA an annual fee of \$5,000.

*Landscape Contract Proposals* – discussion tabled.

*Holiday/Christmas Decorations* – the Board discussed the current lease with Certified Lighting on the Christmas decorations and lighting, the Board agreed to proceed this year with the same, but to request red & white lights. SASI was asked to seek quotes for 2024.

*Annual Holiday/Christmas Decorating Contest* – no discussion

*Articles for the 1st Quarter of 2024* – the Board reviewed and discussed the 3<sup>rd</sup> Quarter fall newsletter; a few corrections were made.

*2024 Board Meeting Dates* – the Board was present with the board meeting dates for 2024, with no corrections or changes the meeting dates were approved. *L. Rosenthal asked for a motion, J. Figueroa made motion was made; M. Johnson seconded the motion; motion passed.*

The Open Session was adjourned at 8:48pm.

#### **EXECUTIVE SESSION**

With a quorum present, the Board entered into Executive Session at 8:48pm 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 8:58pm 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:

- removal of the two pine trees at the clubhouse;
- disconnect the Windstream phone, that was previously requested;
- grinding of the stumps have not been done on the removal of the Bradford Pears;

The next meeting scheduled is the Annual Meeting for Tuesday, November 28, 2024 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 9:00pm, *a motion was made, seconded; motion passed.*

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON THURSDAY, OCTOBER 26, 2023 AT 6:30 P.M. AT THE STERLING OFFICE/WOODBRIDGE CLUBHOUSE, 11201 LAKE WOODBRIDGE DRIVE, SUGAR LAND, TX 77498.

---

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

Accepted at the \_\_ **January 30, 2024** \_\_ Meeting of the Board