

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, APRIL 15, 2025 AT 6:30 P.M. AT THE BURNEY ROAD COMMUNITY CENTER, 14122 W. AIRPORT BLVD. #A, 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

Lydia Rosenthal presided over the meeting and called the meeting to order at 6:30 p.m., the agenda was approved with no corrections or additions; *L. Rosenthal asked for a motion, J. Figueroa made a motion; M. Johnson seconded the motion; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meeting:

- Approval on the install of Seasonal color in the amount of \$3,685.50, plus tax, but not installed on the Cottonwood Esplanade by Southern Lawns.
- Approval of the mulch installation in the amount of \$9,263.00, plus tax by Southern Lawns.
- Approval of main PVC line leak on the W Airport esplanade at Imperial Canyon (east Side) in the amount of \$450 plus tax by Southern Lawns.

CITY OF SUGARLAND

Officer Reid was in attendance and provided an update on any activities that occurred within and surrounding the community and answered any questions from the Board and residents.

HOMEOWNER OPEN FORUM

Several homeowners were present before the Board to discuss their concerns and issues:

A homeowner was present to discuss the continuous letters they have received and how they have called several times with no response or a returned phone call. They advised a letter was delivered and there was not response to the letter. SASI advised they would research and provide the Board with an update. SASI will mail homeowner the requested pictures.

A homeowner was present to discuss their request for the installation of a semi-inground/above ground pool. The Board advised the guidelines do not allow a temporary or semi-above ground pool and the Board has denied the owners request.

A homeowner was present to discuss the late fees assessed to his account, advised the board he did not received any notices or statement prior to the notice dated March 6th, and made a payment at the office on March 24th. The Board advised they will review their account with SASI in order to make a decision and they would be notified on their decision.

A homeowner was present to discuss and appeal the denial on their request for the installation of black gutters. The Board advised they would discuss and review the application, as well as the home mentioned of other gutters. The Board advised they will review with SASI in order to make a decision and they would be notified on their decision.

MEETING MINUTES

The Board reviewed and unanimously approved the February 18, 2025, with no corrections; *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

FINANCIALS

SASI provided a summary of the financials for February 28, 2021 and March 31, 2025; and answered questions from the Board; *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

MANAGERS' REPORT

Manager's Updates/Action List was reviewed and discussed.

A list of New Resident was provided to the Board, with 1 new resident for the month.

The monthly Board Meeting will remain monthly, 3rd Tuesday of the month at 6:30 p.m., with no meetings in June and December.

OLD BUSINESS

Perimeter Fence Installation – the Board discussed the fence installation along Mason Rd. to Florence Rd. The project for the concrete wall will only be installed behind the homes along Mason Rd, minus the six homes, in which the fence would remain a

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wooden fence, at this time the wooden fence will not be replaced, it will only be maintained.

Spring Newsletter Articles – the Board discussed the spring newsletter to go out before the pool registration days.

Spring Community Wide Garage Sale (April 26th & 27th) – no discussion.

Pool Opening Party – the Board discussed the pool party and approved to change the pool party to Friday, June 13th from 6pm-8pm. SASI was asked to inform Aquatic Advisors. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

NEW BUSINESS

Pool Opening Day/Weekend – the Board unanimously approved Tax Return engagement letter. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

Crape Myrtles along W. Airport – the Board held a discussion

Slide Maintenance & Repairs – the Board reviewed and discussed the proposals, the Board requested additional proposals.

The Open Session was adjourned at 7:33 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:14 p.m. 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 82% collected for the Annual Assessments.

Attorney Status Report – the attorney status report was reviewed and discussed.

Cost Sharing Agreement – SASI advised there has not been any response.

Ezee Fiber Encroachment Agreement – no update, SASI advised she has sent several follow up emails to the representatives of Ezee Fiber.

The Executive Session adjourned at 8:33 p.m. and the Board reconvened in Open Session for possible action on items discussed in the closed Executive session. The Board reviewed, discussed and a decision was made on the following: Account# 334194 – the Board to review and discuss via email; Account# 286047 – the Board approved to proceed with more letters. Account# 213731 – the board was updated on the payment plan agreement. Account# 184252 – the Board was advised the issue has been handed and owner paid. Account# 184387 – the Board discussed; no decision was made. Account# 184479 – the Board discussed; and approved to file in the hole as a courtesy, all future fill ins will need to be done at the homeowner's cost. Account# 280254 – the Board denied the owners request for a semi-above ground pool. Account# 296822 – the Board reviewed and denied the homeowner's request. Account# 240167 – the Board approved to waive the late fees as a one-time courtesy.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- NONE

The next meeting scheduled is the Annual Meeting for Tuesday, May 20, 2025 at 6:30 p.m. at the Burney Road Community Clubhouse at 14122 West Airport Blvd #A., Sugar Land, TX 77498.

ADJOURNMENT

With there being no further business to come before the Board the Board was properly adjourned at 8:12 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the May 20, 2025 Meeting Minutes