

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, MAY 20, 2025 AT 6:30 P.M. AT THE BURNEY ROAD COMMUNITY CENTER, 14122 W. AIRPORT BLVD. #A, 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**

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:

- NONE

#### **CITY OF SUGARLAND**

Officer Reid was unable to attendance.

#### **GUEST**

Maryam with Ezee Fiber was present to present the current plans and answered questions from the homeowners present.

Representatives from Aquatic Advisors were present to discuss a few concerns brought to the Boards attention.

#### **HOMEOWNERS OPEN FORUM**

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

Homeowner was present to discuss his account and the fines assessed for a stained fence. The Board discussed and answered the homeowner questions and concerns. SASI to provide the homeowner with their decision.

Homeowner was present to discuss and appeal the denial on their request for the color used to stain their fence. The Board advised they will review with SASI in order to make a decision and they would be notified on their decision.

Homeowners were present to discuss their back fence along Mason Rd. and inquired on having the fence replaced with Concrete as well. The Board advised that due to utility lines and the cost to relocate, a concrete wall is no feasible at this time. SASI will seek quote to repair or replace the wooden fence.

#### **MEETING MINUTES**

The Board reviewed and unanimously approved the April 14, 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 April 30, 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-Mason Rd* – the Board provided and update on the concrete wall 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.

*Pool Opening Party* – the Board discussed the pool party and the update on the changes. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

*Slide Maintenance & Repairs* – the Board discussed and approved the repairs to be handled by Aquatic Pools.

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### **NEW BUSINESS**

*Attorney Services* – the Board discussed and tabled until next meeting to discuss.

*Auditors Report Ending December 31, 2024* – the Board review and tabled discussion for further review.

*Auditors Representation Letter* – the Board reviewed and discussed, and tabled discussion for further review.

*Ongoing Issues with Trash Containers Out before 6pm* – the Board discussed on how to get the word out about placing and leaving trash cans, as well as placing heavy trash out two weeks early.

*Approving Additional Fence Stains* – the Board discussed gathering stain colors in order to update the architectural guidelines on fence stains.

*Updating Architectural Guidelines* – the Board discussed meeting and working to update the architectural guidelines.

*Changing Internet Service Providers* – discussion tabled.

The Open Session was adjourned at 8:23 p.m.

### **EXECUTIVE SESSION**

With a quorum present, the Board entered into Executive Session at 8:24 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 98% 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# 286047 – the Board agreed the yellow part can remain, but the plastic fence covered with greenery needs to be removed; Account# 184452 – the Board discussed and denied to waive any additional fees; Account# 213731 – the Board was advised payments are being made; Account# 216997 – the Board discussed the owners letter and asked for the compliance history and application history for the owners fence stain. Maintenance Agreement was discussed and the usage number of hours per association.

### **GENERAL DISCUSSION**

A few items discussed with the Board are as followed:

- decorative lights are being installed on the back of the homes along Florence Rd.

The next meeting scheduled is the Annual Meeting for Tuesday, July 15, 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 9:00 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the \_\_\_\_ **July 15, 2025** \_\_\_\_ Meeting Minutes