

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, JANUARY 20, 2026 AT 6:00 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 6:03 p.m., the agenda was approved with no corrections or additions; *L. Rosenthal made a motion; J. Figueroa seconded the motion; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meeting:

- Approval to repair main PVC line leak on Cottonwood on the east side near W Airport by Southern Lawns, in an estimated amount of \$325.00 plus tax.

CITY OF SUGARLAND

Officer Reid was in attendance to provide an activity report and answer questions form the Board and residents present.

HOMEOWNER/GUEST OPEN FORUM

Homeowner was present to inquire on the status of the drainage into their backyard from the common area irrigation. The Board discussed and suggested the owners install a French drain on their property to assist with the drainage issues. The HOA will work to get a berm installed to assist with the drainage.

MEETING MINUTES

The Board reviewed and unanimously approved the October 21, 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 monthly financials for December 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.*

The Board discussed and advised SASI to apply the \$75K funds received from the City of Sugar Land to the principal of the loan and the excess revenue from 2025 should be transferred to the reserves.

MANAGERS' REPORT

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

A list of New Resident was provided to the Board, with 8 new resident year to date.

The monthly Board Meeting will remain monthly, 3rd Tuesday of the month at 6:00 p.m., with no meetings in June and December.

OLD BUSINESS

Workshop for Architectural Guidelines – the Board is continuing to work on the architectural guidelines, discussion tabled.

NEW BUSINESS

Bylaws Amendment for Staggered Terms – the Board was updated on the lack of response and communication from Lang & Associates; SASI will continue to inquire to have a draft of the amendment for the February meeting.

Engagement Letter for Preparation of Federal Income Tax – the Board was presented with an engagement letter from Nagesh & Associates to file and prepare the 2025 Federal Tax Returns in the amount of \$650; *L. Rosenthal asked for a motion; M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

Front Monument Lighting Options and Proposal – the Board was presented with a proposal and SASI advise they are still waiting on two more proposal to compare with the proposal from A-Fuller. The Board asked SASI to inquire with the cost to replace the light fixtures for \$900, if that amount includes the north side by the homes.

Exercise Equipment Proposals – the Board discussed and tabled this matter. The Board discussed the possibility of installing a dome jungle gym in the open space.

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Tree Replacement Estimate – the Board discussed and declined the tree replacement, once Centerpoint replaces the damaged light pole along W. Airport, they will evaluate a tree replacement.

Community Wide Tree Trimming Estimate – the Board reviewed and discussed the proposal presented by Southern Lawn Service for the live oak tree trimming, in the amount of \$6,840, plus tax.

Drainage Issue behind Keeran Point and Sandy Springs Lane – the Board discussed the draining situation for the common area behind Keeran Point and Sandy Springs Lane. The Board advised the two owners will have to install a French drain to assist with the drainage and the HOA will look into the installation of a berm along the W. Airport Blvd to assist with the drainage.

Front Yard Tree Requirement– the Board discussed and asked Sterling to referred to the governing documents on the front yard on the tree requirements.

Internet Services at Community Center – the Board discussed the ongoing issues with Windstream, SASI to reach out and find out why the internet drops. SASI is to research services thru Comcast, Verizon and Smith Thompson Security.

The Open Session was adjourned at 7:20 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:21 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.

Architectural Log – the ARC log was presented and reviewed; a brief conversation was held.

Compliance Report – the compliance report was presented and reviewed; a brief conversation was held.

Collection Comparison Report – an overall collection comparison reflected 99% collected for the Annual Assessments.

Attorney Status Report – no attorney status report was available.

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

The Executive Session adjourned at 7:38 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# 213731 – the Board was advised payments are being made.

Cost Shared Maintenance Agreement was discussed and the Board advised if Gannoway Lakes wanted to retain their storage closet, then there would be a fee of \$200 a month for a climate-controlled storage space and as well as would have to rent the facility for their meetings or any other usage.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- the board discussed and approved the winners for the 1st, 2nd and 3rd, place winners would receive a \$50 gift card and the honorable mention would receive a \$25 gift card.
- the judging for the 2026 decorating contest will return and judged by the Board, with submission being accepted for judging by the Board.

The next meeting scheduled is the Annual Meeting for Tuesday, February 17, 2026 at 6:00 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 7:39 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the _____ **February 17, 2026** _____ Meeting Minutes.