

THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, SEPTEMBER 17, 2024 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, M. Johnson 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 for change order for Aber Fence to Remove and store 180' of 6' AFTEC Wall. Install 180' of 1' AFTEC footer and re-install 180' of 6' AFTEC wall. Includes additional engineered drawing and additional permit requirements in the amount of \$14,400.00.
- Approval to repair main line leak on the irrigation at the Burney Lake behind the houses on Avana Glen, by Southern Lawn, with an estimate to dig up, troubleshoot and repair \$450.00;
- Approval to repair a leaking valve that needs repair and possible replacement at Laurel Meadow at W Airport, with a high side estimate in the amount of \$550.00 plus tax;

#### **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 in attendance to discuss the concrete wall project, the delay and communication on the status of the concrete wall. The Board advise the homeowners present on the status and had John Stanley with Aber Fence to address any issues or concerns from the homeowners.

Homeowner Debra Johnson was present to discuss her account during executive session.

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#### **MEETING MINUTES**

The Board reviewed and unanimously approved the August 20, 2024, as presented with a correction; *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 August 31, 2024; 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.

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

#### **OLD BUSINESS**

*Perimeter Fence Installation* – discussed in open forum.

*Water Feature Replacement* – the Board tabled and asked SASI to inquire on a small or cheaper water feature.

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*Performing Annual Audit* – the Board was updated the audit was in progress.

*Fence Replacement at Dorsette Court* – the Board was advised the repairs on the fence were completed.

*Drainage Issue behind Millglen* – the Board discussed and requested SASI to follow up.

*Main Pool and Wader Pool Drain Covers* – the Board discussed and requested SASI to follow up.

*Planning the Replastering of the Pools* – discussion tabled.

*Fall Community Wide Garage Sale* – the Board was updated on the scheduled dates of the Fall Garage Sale the last weekend of September.

*Fall Newsletter & Articles* – the Board discussed the fall newsletter articles.

### **NEW BUSINESS**

*Preliminary 2025 Budget* – SASI presented a preliminary draft of the 2025 Budget. The Board reviewed and discussed the budget as presented; with no other corrections or changes, SASI will update the assessment amount and present to the Board at the October meeting for final review and approval.

*Setting the Annual Assessments for 2025* – the Board held a discussion on the 10% increase of the assessments, the Board unanimously approved to increase the annual assessments for 2025 from \$600 to \$650. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

*Installation of Spikes at Pool House* – the Board declined.

*Annual Meeting Solicitation of Candidates & Notices* – the Board reviewed and discussed the notices present; SASI was asked to remove the time from the Solicitation of Candidates.

*Hurricane Damage Claim Status* – the Board was updated on the insurance claim for roof damages and siding damages on pool house; SASI to provide an update from the insurance adjuster.

The Open Session was adjourned at 7:54 p.m.

### **EXECUTIVE SESSION**

With a quorum present, the Board entered into Executive Session at 7:56 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 99% collected for the Annual Assessments.

*Attorney Status Report* – no attorney status report.

*MUD Lease Agreement* – SASI to follow up with the HOA legal counsel.

*Cost Sharing Agreement* – SASI to follow up with the HOA legal counsel.

The Executive Session adjourned at 7:52 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 approved the following: Account# 213731 – the Board agreed to waive part of the legal fees and SASI agreed to absorb the other half and credit back the HOA. Account# 205562 – the Board approved to place the account on hold and set up a payment plan at \$650 a month until paid off.

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**GENERAL DISCUSSION**

A few items discussed with the Board are as followed:

- cancel the trash service for the Clubhouse;
- cleaning of the clubhouse after each rental;

The next meeting scheduled is for Tuesday, September 17, 2024 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 9:35 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the \_\_**October 15, 2024**\_\_ Meeting Minutes