THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, AUGUST 19, 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 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 a slow main line leak on the southeast corner of W. Airport and Imperial Canyon by Southern Lawns in the amount of $425.00 plus tax.
- Approval to repair a main line leak on W. Airport close to Mason Rd. by Southern Lawns in the amount of $375.00 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 appeal his denial with the Board, the board informed the owner to resubmit and provide a copy of the City permit before a final decision can be made.

Representatives from Ezee Fiber were present to discuss being a sponsor for upcoming community events and answered questions from the Board.

Representatives from Aquatic Advisors were present to discuss the end of the pool season and the trash cans being left at the curb and answered questions from the Board.

Attorney and Paralegal from Lang and Associates were present before the Board to present their services and answer any questions in regards to their services.

MEETING MINUTES

The Board reviewed and unanimously approved the July 15, 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 July 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-Mason Rd – the Board discussed and provided an update on the concrete wall fence installation along Mason Rd. to Florence Rd. The project to hydro drill is pending due to the weather.

Mason Rd Wooden Fence – the Board discussed and requested Griffin Fence to be contacted to make the repairs to the fence before releasing the final payment; nails popping out and loose pickets have been seen along Mason Rd.

Rescheduling Pool Opening Party – the Board discussed the plans for the upcoming Pool Party for Monday, September 1st, from 6pm – 8pm on Labor Day. J. Figueroa will be sending the pizza order and any other orders needed for Sterling to order,

if needed.

Attorney Services – the Board discussed and unanimously agreed to approve using Lang & Associates for their future attorney services. *L. Rosenthal asked for a motion; M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

Workshop for Architectural Guidelines – the Board discussed and requested SASI to forward the work-copy of the guidelines.

Community Wide Garage Sale (September 27th & 28th) – the Board discussed the garage sale, SASI to send out a reminder to the residents.

NEW BUSINESS

Fall Newsletter & Articles – the Board discussed and tabled discussion.

Ezee Fiber Request to Sponsor Community Event – discussed during guest forum.

Neighborhood Events and Sugar Land Party Cube – the Board discussed to add an article to the newsletter advising residents the use of the Cube if they wish to hold events in their sections.

Trash Cans at Pool – discussed during guest forum.

Seeking Volunteers for 2026 Events – the Board discussed to add an article to the newsletter seeking residents to volunteer community events.

Preliminary 2026 Budget – the Board was presented with a draft of the preliminary 2026 budget with two options, the assessments to remain the same at $650 or to increase to $700. The Board agreed the assessments need to be raised in order to cover the cost of the concrete fences and in order to replenish the current reserves for future concrete wall replacement or installations.

Setting 2026 Annual Assessments – the Board discussed and approved the increase of the 2026 Annual Assessments from $650.00 to $700.00. *L. Rosenthal asked for a motion; M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

The Open Session was adjourned at 7:48 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:49 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 – 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 7:58 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 to send over for legal action. Account# 184161 – the Board discussion denial and SASI to follow up; Account# 213731 – the Board was advised payments are being made.

Maintenance Agreement was discussed and require an update and will be discussed at the next MUD Board Meeting.

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GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- NONE

The next meeting scheduled is the Annual Meeting for Tuesday, September 16, 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 8:15 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the_____**September 16, 2025**_Meeting Minutes.