THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, SEPTEMBER 16, 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 6:33 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 replace impeller seal and gaskets on pump #2 by Aquatic Advisors in the amount of $405.90.

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 observe his first meeting, the homeowner advised he was a new resident.

Homeowner was present to advise the sunken wall panel in his backyard and neighbors. He also mentioned there is always water in their backyard, which the City has confirmed it is not a City line.

MEETING MINUTES

The Board reviewed and unanimously approved the August 19, 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 August 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 fence company will start installing the piers on Thursday, September 18th, weather permitting, SASI was asked to send out an eblast to the residents backing up along Mason.

Workshop for Architectural Guidelines – the Board discussed setting a date to review the work-copy of the guidelines, then present to the ACC Committee for input. The Board will meet early before the October board meeting to work on the guidelines.

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

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

Preliminary 2026 Budget – the Board was presented with a draft of the revised preliminary 2026 budget with the increase to $700. The Board discussed adding the repairs to the concrete wall in the Budget instead of using reserve money. SASI was asked to add a line item with $30K for concrete wall/repairs.

Setting 2026 Annual Assessments – no changes in the assessments, the 2026 Annual Assessments will increase to $700.

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NEW BUSINESS

Solicitation of Candidates – the Board reviewed and discussed the Solicitation of Candidates notice, with no corrections the notice was approved.

Annual Meeting Notice – the Board reviewed and discussed the annual meeting notices, with one minor correction, the Annual Meeting notice was approved.

The Open Session was adjourned at 7:31p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:31p.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# 213731 – the Board was advised payments are being made.

Cost Shared Maintenance Agreement was discussed and if Gannoway Lakes wants to opt out of the cost sharing then if they wish to rent the facitliy for their meetings then they will need to rent the facility.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- Update the pool announcement notice to reflect, pool wristbands are required to enter the pool and attend the pool party.
- Send notices to the owner with trees hanging and sitting on the concrete walls

The next meeting scheduled is the Annual Meeting for Tuesday, October 21, 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_____**October 21 2025**__Meeting Minutes.