

MINUTES OF THE BOARD OF DIRECTORS MEETING OF CLAYTONS PARK COMMUNITY ASSOCIATION, INC., WHICH WAS HELD ON THURSDAY, FEBRUARY 9, 2023, VIA VIRTUAL – VIA ZOOM

ATTENDANCE

Directors Present – Jose Soto, Booker Terrell, Jurgita Jordan, Presley Sims

Directors Absent – Vacant Seat

Also, Present – CJ with Crest Management Company

EXECUTIVE SESSION

CALL TO ORDER

With notice properly served and quorum duly established, Mr. Soto called the meeting to order at 6:32 pm. Mr. Soto made a Motion to approve the agenda, as presented; the Motion was seconded and carried.

HOMEOWNER APPEAL

No Homeowner Appeal Hearing

ATTORNEY STATUS REPORT

Board reviewed the 20230131 Attorney Status Report.

ACCOUNTS RECEIVABLE COLLECTIONS AND ENFORCEMENT ACTIONS REPORTS

No AR Report for review due to year end.

DEED INSPECTION VIOLATIONS REPORT

Board reviewed the 20230131 Deed Violation Inspection Report.

DEED ENFORCEMENT ACTIONS REPORT

Board reviewed 20230131 Deed Enforcement Actions Report.

ADJOURNMENT

No further business to discuss, adjourned to Open at 7:30 pm.

OPEN SESSION

CALL TO ORDER

Mr. Soto brought the open meeting to order at 7:29 pm.

INTRODUCTIONS OF BOARD AND MANAGEMENT, PLEDGE, AND INVOCATION

BOARD VOTE OF OFFICERS

A Motion was made and seconded to select Jose Soto, President, Booker Terrell, Vice President, Jurgita Jordon, Secretary and Presley Sims, Treasurer; Motion carried.

APPROVAL OF MINUTES

- a. The Board was presented with the 20221110 Board Meeting Minutes for their review. A Motion was made and seconded, to accept the 20221110 Minutes as written; Motion carried.
- b. A Motion was made and seconded to table the 20230119 Annual Meeting Minutes to the next Annual Meeting in December; Motion carried.

RATIFICATIONS OF ACTIONS MADE BETWEEN MEETINGS

A Motion was made and seconded to ratify the decisions made between meeting; Motion carried:

- a. IMS November Irrigation Repair Proposal \$729.46 – Approved
- b. Account 1190601025 Attorney Req Payment Plan – Approved
- c. 2023 IMS Landscape Maintenance Agreement – Approved
- d. Account 1190203004 Attorney Req Payment Plan – Approved with Counteroffer

BUSINESS

- a. Flock Camera Update – Awaiting permitting from the City of Houston.
- b. Board Vote of Flock Camera System – A Motion was made and seconded to approve the Flock Safety camera package at an initial expense of \$11,000 and \$6000; Motion carried.
- c. Additional Business – Ask HoltTollett law firm for representation at the next Board meeting.

HOMEOWNER APPEALS

- a. No Actions needed.

COLLECTION AND DEED ENFORCMENT ACTIONS

The Board reviewed and discussed the 20230131 Attorney Status Report, and the 20230131 Deed Enforcement Action Report in Executive Session. A Motion was made and seconded to Authorize Judicial Foreclosure on six accounts: 119E0103029, 1190102006, 1190302021, 1190402020, 1190402024, and 1190603002; Motion carried. A Motion was made and seconded to escalate six accounts as provided in the Board packet to the attorney for deed enforcement; Motion carried.

FINANCIAL REPORT

The Board was presented with the 20221231 preliminary financials for their review. As of December 31, 2022, there was \$438,007.29 in total operating cash, the non-cap and cap reserve funds total was \$407054.95. Accounts receivable total was \$87,072.82, and prepaid expenses totaled \$8,973.52. Total Assets \$941,108.58.

HOMEOWNER FORUM

Three homeowners attended the meeting. Concerns discussed were, landscaping damaging fence lines, registration on Crest Management website, reminder if you see something, say something, Constables number 281-376-3472 – Patrol is paid by The Trails of the Lake MUD, and the abundance of commercial vehicles.

NEXT BOARD MEETING

Next Meeting: Annual Meeting May 11, 2023.

ADJOURNMENT

With no further business to conduct the Board adjourned at 7:58 pm.

Jose E. Soto

Jose E. Soto (May 29, 2023 13:34 CDT)

Authorized Officer

May 29, 2023

Date