

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF CLAYTONS PARK COMMUNITY ASSOCIATION, INC., WHICH WAS HELD ON THURSDAY, MAY 23, 2023, VIA VIRTUAL – VIA ZOOM**

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**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 6:47 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 20230430 Attorney Status Report.

**ACCOUNTS RECEIVABLE COLLECTIONS AND ENFORCEMENT ACTIONS REPORTS**

Board reviewed the 20230430 Accounts Receivable Report and Enforcement Actions.

**DEED INSPECTION VIOLATIONS REPORT AND DEED ENFORCEMENT ACTIONS REPORT**

Board reviewed the 20230426 Deed Violation Inspection Report and Enforcement Actions.

**ADJOURNMENT**

No further business to discuss, adjourned to Open at 7:33 pm.

**OPEN SESSION**

**CALL TO ORDER**

Mr. Soto brought the open meeting to order at 7:33 pm.

**INTRODUCTIONS OF BOARD AND MANAGEMENT, PLEDGE, AND INVOCATION**

**APPROVAL OF MINUTES**

- a. The Board was presented with the 20230209 Board Meeting Minutes for their review. A Motion was made and seconded, to accept the 20230209 Minutes as written; Motion carried.

**ANNOUNCEMENT OF DECISIONS MADE BETWEEN MEETINGS**

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

- a. 20230209 IMS Irrigation Inspection Proposal \$747.30 – Approved
- b. 2023-2024 Cypress Concepts Holiday Decorating \$7,795.79 2-year Contract – Approved
- c. 20230313 IMS Irrigation Inspection Proposal \$587.61 – Approved
- d. Account 119E0202001 Atty/Owner Payment Plan Request – Denied with Counteroffer
- e. Account 1190603017 Fee Waiver Request \$80.81 – Denied
- f. Water Logic Two Way 4G Cartridge Upgrade - \$1200 and \$345 increase in annual fee – Approved
- g. Account 1190204005 Atty/Owner – Option 1 - Record Updated Notice of Lien and Await Senior Lienholder Foreclosure – Approved
- h. Account 1190204002 Fee Waiver Request \$75.00 – Denied

- i. Account 1190402013 Atty/Owner Payment Plan Request – Denied with Counteroffer
- j. Account 1190402024 Atty/Owner Payment Plan Request – Denied with Counteroffer
- k. 20230510 IMS Splashpad Plant Replacements Proposal \$5,418.80 – Pending
- l. Account 1190302021 Atty/Owner Payment Plan Request – Pending
- m. Kraftsman Commercial Quote 29459 \$525.00 Inspect to Repair Sprayers - Pending

#### **BUSINESS**

- a. Flock Camera Update – Installed and Board to review the instruction on viewing.
- b. Potential Cameras for Park Area – Board will consider adding camera at the park like those the MUD added to the new dog park they opened.
- c. Additional Business – Preparation for National Night Out - Management to reach out to vendors, Board will reach out to Fire Department and Constables.

#### **HOMEOWNER APPEALS**

- a. No Actions needed.

#### **COLLECTION AND DEED ENFORCMENT ACTIONS**

The Board reviewed and discussed the 20230430 Attorney Status Report, and the 20230430 AR Collection and Enforcement during the Executive Session and a Motion was made and seconded to Authorize Judicial Foreclosure on two accounts: 119E0202003 and 1190402013; Motion carried. A Motion was made and seconded to escalate eighty-nine to the attorney for collection enforcement; Motion carried.

After review of the 20230430 Attorney Status Report for Deed Violations and the 20230426 Deed Enforcement Report in Executive Session, a Motion was made and seconded to approve attorney request for Authorization for Lawsuit for Deed Restriction Violations on three accounts; Motion carried. A Motion was made and seconded to escalate nine accounts to the attorney for deed violation enforcement as provided in the Board packet; Motion carried.

#### **FINANCIAL REPORT**

The Board was presented with the 20230430 financials for their review. As of April 30, 2023, there was \$242,408.70 in total operating cash, the non-cap and cap reserve funds total was \$724,872.46. Accounts receivable total was \$113,740.99, and prepaid expenses totaled \$2,991.20. Total Assets \$1,084,013.35.

#### **HOMEOWNER FORUM**

Four homeowners attended the meeting. Concerns discussed were, commercial vehicles and personal vehicles, how do we deal with neighbors not keeping up with their yards, rental homes not keeping up with the requirements of the community, creek side kids riding ATV's and using pellet guns, poisoning of a dog, and kids playing in the street. Board reiterated a reminder, if you see something, say something, Constables number 281-376-3472 – Patrol is paid by The Trails of the Lake MUD, contact the MUD, and insert concerns regarding the trails and the need for barriers.

#### **NEXT BOARD MEETING**

Next Meeting: Meeting August 10, 2023.

#### **ADJOURNMENT**

With no further business to conduct the Board adjourned at 8:21 pm.

Jose E. Soto  
Jose E. Soto (Aug 10, 2023 20:30 CDT)

Authorized Officer

Aug 10, 2023

Date