

BOARD OF DIRECTORS MEETING MINUTES

Location: John Wesley Church, 5830 Bermuda Dunes Dr, and Via Zoom Video Conferencing

Minutes Prepared By: Bonnie Shows, Secretary

Board Members Present: Albert Bosch, Linda Intschert, Toni Isaacs, Barry King, Kristin McLaughlin, Odilia Medlin, Bonnie Shows

Board Members Absent: Brandon Chambers

1. The meeting was called to order at 7:00 pm.

2. Roll was called and a quorum established.

3. Welcome Visitors.

Will Echols, attorney; Mark Shows, ACC Chair

4. Public Comments.

None.

5. Secretary's Report.

The May 2021 board meeting minutes were provided and distributed via email prior to the meeting. There were no comments or corrections regarding the minutes. Odilia made a motion to accept the Secretary's report; Linda seconded. Motion approved.

6. Treasurer's Report.

The May financial reports were provided and distributed via email prior to the meeting. There were no comments or corrections regarding the reports. Toni made a motion to accept the Treasurer's report; Odilia seconded. Motion approved.

There are no new homeowners. Four homeowners are on the payment plans and all are current. Two 30-day notices for non-payment were mailed to homeowners. Barry made a motion for the board to authorize him to send the two delinquent accounts to legal counsel for collection if not paid in full by the expiry date; Linda seconded. Motion approved.

Three distinctive forms of Transfers of Ownership were presented to the Treasurer recently. After much discussion, the board delegated legal counsel to define the various types of transfers to be included in the Transfer of Ownership policy.

Barry met with Brandon to begin transition for Brandon to transfer to Treasurer.

7. President's Report.

Complaints and Inquiries.

A complaint regarding a parking issue on Marlebone was discussed. Further discussion required.

Albert spoke with the owner of Texas Pride Disposal regarding their poor service and how TPD is going to remedy it.

Barry made a motion to accept the President's report; Odilia seconded. Motion approved.

8. Deed Restriction Notification Letter.

Linda distributed instructions for completing the DRNL and provided copies to all board members.

A third notice is being issued to a homeowner to address items not completed from the original letter issued.

9. Landscaping.

Linda reported all the dead plantings were removed and new plantings are in. Mulch will be put out soon.

The solar light which shines on the message board on the corners of Mittlestadt and Benfer Roads was stolen. Linda will replace the light.

10. Architectural Control Committee.

Mark Shows presented the ACC report:

15107 Benfer Rd: A request was made and approved for a whole house generator.

11. Old Business.

Receipts were submitted and homeowner reimbursed for repair to the sign board at the corners of Mittelstadt and Benfer Roads has been repaired.

12. New Business.

The list of suggestions from homeowners during and after the Town Hall meetings was read and categorized as "Deed Restrictions", "ACC Guidelines & Standards" and "Rules & Regulations" to be distributed and addressed by the respective committees.

The Deed Restrictions Enforcement Policy was reviewed and signed by the Board.

Treasurer presented invoice from Texas Pride Disposal for payment. Bonnie made a motion to table TPD payment until Albert speaks to owner on June 23rd regarding rebate or discount; Kristin seconded. Motion approved.

An amendment to the motion was made by Barry that that after Albert speaks with TPD, Albert make a recommendation to the board as to what action to follow regarding the payment of the invoice; Odilia seconded. Motion approved.

Bonnie will not be present at the July board meeting and asked Toni to take the minutes instead. The agenda will be published the week before the July Board meeting rather than 72 hours before the meeting.

13. Executive Session.

The board entered executive session at 8:35 pm.

Regarding the parking complaint on Marlebone Court, the board has decided this is outside the scope of our jurisdiction. This is a parking issue on a public street and any further complaints should go to Harris County Constable Precinct 4.

Property on Benfer Road has not completed all items on the original and subsequent complaints listed in the DRNL. A letter will be mailed to the homeowner specifically addressing the incomplete items.

A homeowner on Benfer Road has a dead tree in the front yard and has been contacted regarding its removal.

A property on Benfer Road needs lots of maintenance but has started getting some lawn work done.

Two homeowners have been issued notices to pay in full before the next step- a letter from the attorney- will be taken.

The board exited executive session at 9:02 pm.

14. Adjourn.

Odilia made a motion to adjourn at 9:03 pm; Kristin seconded. Motion approved.