

# Glen Laurel Homeowners Association, Inc.

## *Board of Directors Meeting Minutes*

August 11, 2011

### **Present**

Cindy Perez, President  
Linda Le, Secretary/Treasurer  
Terri Salter, MASC Austin Properties, Inc.

### **Absent**

Carter Boone, Vice-President

Due to notice of meeting and establishment of quorum, Director Cindy Perez called the meeting to order at 7:15 P.M. The meeting was conducted at Smok'n Mike's Real Bar-B-A located at 11134 S Highway 6, Sugar Land, TX 77478.

### **Visitors/Homeowners**

Eric Babnew, Crime Prevention Officer

- Between July and August, one (1) home burglary was reported.

### **Approval of Minutes**

- The meeting minutes for the July 14, 2011 Board of Directors meeting were read and approved as written.

### **Financial Report**

As of July 31, 2011, API reported the following:

- Amegy Operating Account           \$ 74,851.18
- Sterling CD                           \$ 11,187.21
- Independence CD                   \$111,585.00

### **Delinquency Report**

As of July 31, 2011, 98.85% had been collected.

### **Old Business**

- Pool Area Parking
  - Jr. D Construction submitted a proposal for the installation and sidewalks and additional parking at the pool area. The proposal provided for two scenarios:
    - Area #1: 20' x 66' Driveway with a 106 linear feet Curb would allow for seven (7) additional parking spaces. The estimate totaled \$11,886 and included \$10,296 for the driveway and \$1,590 for the curb.
    - Area #2: 20' x 36' Driveway with a 76 linear feet Curb would allow for four (4) additional parking spaces. The estimate totaled \$6,756 and included \$5,616 for the driveway and \$1,140 for the curb.
- Pool Improvements
  - E.T.D Landscaping submitted a proposal in an amount estimated at \$2,885 to remove grass and replace with concrete around the kiddy pool area and along the fence perimeter.
- Website
  - The Board will inquire Prepared Publication about the opportunity to assume the community website.

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**New Business**

- Pool Area Parking / Pool Improvement
  - Jr. D Construction submitted a revised proposal to include an estimate for the removal of grass and replacement with concrete at a section located around the kiddie pool area.
    - Pool Parking
      - Terri Salter informed the Board that the one (1) handicap accessible space planned in Area#1 could be eliminated as existing handicap spaces are sufficient and compliant to code. Instead, Area #1 could provide for seven (7) equally-sized spaces. The cost estimate for seven (7) equally-sized spaces would decrease from \$11,886 to \$11,418, which includes \$9,828 for the driveway and \$1,590 for the curb.
    - Pool Improvement
      - Proposal to 1' x 155' of grass and replacement concrete inside the pool area was \$2,325.
      - The Board selected and approved option Area #1 for the addition of seven (7) equally-sized spaces. In addition, the Board approved proposal for the removal of grass and concrete paving in the pool area.
- New 2011 Legislative Changes
  - In June 2011, the 82nd Texas Legislature passed new laws regulating residential property owners associations - new laws that protect homeowners and dramatically reform the environment in which HOAs operate.
  - Terri Salter informed the Board that the managers of MASC Austin Properties have been attending legal workshops and will be attending future seminars to gain an understanding of how the new laws will affect the community. Information and knowledge gained will be communicated to the Board.

**Schedule of Next Meeting**

The next Board of Director's meeting is scheduled for Thursday, September 8, 2011 at 7:00 PM at MASC Austin Properties in Sugar Land, TX 77498.

**Adjournment**

With no further business to be conducted, the Board adjourned the meeting at approximately 9:00 PM.

Accepted and Approved:

9/8/11  
Date

9/8/11  
Date

C. Perry  
President

[Signature]  
Secretary