

Tealbriar Community Association, Inc.
Board of Directors Meeting Agenda
July 9, 2024

- I. Call Meeting to Order

- II. Call Open Forum to Order
 - A. Guests
 - B. Residents' Input

- III. Call Business Meeting to Order

- IV. Actions between Meetings
 - A. Summarize Unannounced Meetings, if any
 - B. Ratify Actions Approved between Meetings, if any

- V. Approve Minutes of Previous Meetings
 - A. May 30, 2024

- VI. Committee Reports
 - A. Architectural Control Committee
 - B. Communications Committee
 - C. Social Committee
 - D. Nominations Committee

- VII. Treasurer's report
 - A. Cash Balances
 - B. Delinquencies
 - C. Review Financial Reports

- VIII. Management Report
 - A. Correspondence Received by Association, Directors and Management
 - B. Association Business and Operations Report
 - 1. By Law Amendment to Hold Annual Meetings by Remote Communication Technology
 - 2. Policies in Compliance with 87th Legislative Session
 - 3. Fort Bend County Road and Bridge – Strutton Dr.
 - C. Common Area Maintenance Report
 - 1. Cameras
 - 2. Brick Columns
 - 3. Holiday Lighting
 - D. Landscaping Report
 - 1. Landscape Replacement
 - 2. Oleander Trimming on Old Richmond
 - 3. Tree Issues along Old Richmond
 - 4. Perimeter Fence along Old Richmond

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IX. Executive Session

The Board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information allowed under Texas Property Code 209.0051.

A. Collections

1. Enforcement Action
2. Owners Requests

B. Deed Restriction Report

1. Enforcement Actions
2. Owners Requests

X. Reconvene in Open session and Report on Actions Approved during Executive Session

XI. Set Date, Time and Agenda of next Meeting/ Adjournment
Board Meeting July 25, 2024, 6:30 p.m. by Zoom.