

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
GLEN LAUREL HOMEOWNERS ASSOCIATION, INC.**

**April 3, 2013
SUGAR LAND, TEXAS 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Ms. Johnson called the meeting to order at 7:08 p.m. Board members in attendance were Debra Johnson, President; and Jennifer Fuchs Vice President and John Clark, Sec/Treas. Also in attendance were Ms. Colleen Spencer, Water Conservation Manager, City of Sugar Land, Texas and Ry Reid, CMCA, AMS, PCAM, representing Sterling ASI and seventeen (17) homeowners.

The Board reviewed the agenda and agreed to move the Power Up Program to the end of the agenda after the meeting is adjourned.

HOMEOWNER FORUM

Ms. Spencer discussed the City of Sugar Land's initiative to reduce water usage voluntarily. Ms. Spencer stated that the City has begun using surface water for a primary water source but will use the water wells if during the summer there is additional demand that the surface water cannot handle. Ms. Spence also handed out water tablets to check for leaks in toilets and an advertisement for the City's water conservation program. Ms. Spencer also stated that there is an irrigation company that will come to an owner and review an existing irrigation system to inform them how to better conserve water using the irrigation system.

One Resident asked the Board what actions occurred to have the Special Assessment Statements sent out to all Glen Laurel Residents, wanted the Board to announce how the assessment passed and why the explanation on the website was vague. Ms. Johnson attempted to answer the Homeowner's question but was continually being talked over the Resident. Mr. Clark advised the owner that it was a mistake the Statements were sent out.

Mr. Silhavey announced that the Burney Road MUD has hired a Geotechnical Company to review the erosion going on at all three (3) lakes. He also stated that the MUD was going to be removing trees from the dry detention pond.

Eric Babnew, Crime Prevention Officer, City of Sugar Land, Texas discussed the community security. He advised that there was one attempted burglary in the community. He also discussed homeowner calling 911 and he stated if they are not sure call the police.

MEETING MINUTES REVIEW

The Board reviewed the January 9, 2013 Board Meeting minutes and approved as corrected, the Special Meeting, February 13, 2013 and approved the minutes as written and the March 6, 2013 Special Meeting minutes and approved as corrected.

FINANCIAL REPORT

The Board reviewed the January and February 2013 financials.

The Board reviewed the statistics as to why Glen Laurel HOA has been operating at a loss for the last few years. Ms. Johnson went over the chart, Exhibit One, and information the Board that Legal fees were incurred at a cost of \$10,000.00 just for Corporate Business. The reason was the prior Management Company called the Association's Attorney any time one specific resident entered their office. It was felt the prior Board may have invested into projects that did improve the community but were very extravagant, i.e., large slide at the pool (pool is not used to an extent that would cause this purchase) as well as an additional parking pad at the pool parking lot just to name a few items. Ms. Fuchs stated that the Association was on a month to month billing with Reliant which is one of the most expensive electrical billings. The Board has since changed over to a three (3) year contract with Stream Energy and the Association will save \$3,000.00 just in electrical billing.

The Board discussed an invoice that was presented by Austin Property, Inc. (API), in which they are requesting payment of \$1,649.76 for services performed from December 2012 and January 2013. API was paid \$5,000.00 in October by the previous Board of Directors. This money was for services through December 2012. However, there was no active contract with API as the 2005 contract, that was provided, was terminated in 2007. Accordingly there was not requirement to notify in writing, 90 days prior, of termination of the Management Contract with API. The Board has requested that all invoicing from 2008 through 2012 be reviewed by the Financial Committee the Board has appointed. They will determine if invoicing is accurate and fair concerning the Association. They will report back to the Board when they have completed their research. Ms. Johnson made a motion to invoice API for \$5,000.00 minus the \$1,600.00. After discussion the Board felt it would be better to wait until the 2012 Audit is completed. Ms. Johnson withdrew her motion to invoice API.

ASSOCIATION BUSINESS

FENCE REPLACEMENT

Ms. Johnson began by stating the City of Sugar Land and the Board was in discussions to come up with an agreement to have the City assist in paying for the concrete wall. Ms. Johnson stated the City should make a determination by April 15th. The City's main concern is W. Airport as it is a main thoroughfare to Sugar Land. Ms. Johnson also stated that at a later date the Association may go back to the city and request monetary assistance for Burney Road. The Board also informed the residents that if the City of Sugar Land does not contribute to the concrete wall, drastic measures may very well need to occur with the amenities in the community in order to survive financially through the year. One item may be that the pool be closed for the season. Ms. Johnson made a motion to accept the Aber Fence Bid for the six (6) foot wall. Ms. Fuchs second and the Board approved.

Ms. Johnson made a motion to conduct another Special Meeting of the Members to vote on a Special Assessment of no more than \$330.00. Ms. Fuchs second and the Board approved.

Ms. Johnson stated the City of Sugar Land has required that all through fares in Sugar Land are required to have a six (6) foot concrete wall, beige in color. The City will educate associations on the requirements and after that time period they will begin fining associations that are not making attempts to repair/replace the wooden fencing.

Ms. Johnson also stated that the City is upgrading the neighborhood parks and the Board will pursue this at a later date.

BY LAWS AND COVENANTS COMMITTEE

The Board is also discussing the mechanics to allow the Board to increase the assessments based on the CPI Index. The Association would need to vote on this change to the covenants and would need 51% of the homeowners to approve. The Board wants to add what a reserve fund is and how to use the reserve funds. The Board is wanted to increase the Board from three (3) to five (5) members with staggered terms. The current reserve study will show that the Glen Laurel Annual Assessments need to be set at \$525.00 just to meet current obligations of the Association and to correctly fund the reserve fund.

POOL OPERATIONS

The Board briefly discussed the operations of the pool, but tabled this item until the next Board Meeting.

MUD MOWING CONTRACT

The Board rejected the MUD and Glen Laurel cost sharing contract for mowing the lakes.

NEXT MEETING SCHEDULED FOR MAY 1, 2013, at 11201 Lake Woodbridge, 7pm.

ADJOURN

With no other business to come before the Board Ms. Johnson made a motion to adjourn the meeting at 8:32 and Mr. Clarke seconded and the motion passed unanimously.

John Clarke, Secretary