

**MINUTES OF THE SPECIAL MEETING OF THE MEMBERS  
GLEN LAUREL HOMEOWNERS ASSOCIATION, INC.**

**February 13, 2013  
SUGAR LAND, TEXAS 77498**

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**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, Ms. Johnson called the meeting to order at 7:00 p.m. After counting the proxies and ballots the quorum for the meeting was not met.

Ms. Johnson reviewed the concrete wall information for those owners in attendance.

- Some homeowners did not receive a ballot for the Feb 6<sup>th</sup> election. All ballots were re-mailed and to be fair to all the 1<sup>st</sup> election was moved out one week to Feb 13<sup>th</sup>-----March 6<sup>th</sup> is still the same date for the 2<sup>nd</sup> election. All 3 W. Airport meetings will be held at Drabek Elementary at 7pm. Reminder to check the GL website to confirm the dates and times.
- As stated in the newsletter, fence surveys were completed in September that showed all the perimeter fences to be on GL Common Area and as such ARE THE RESPONSIBILITY OF THE GLEN LAUREL HOMEOWNER ASSOCIATION PER THE DELCARATION. Mason fences were shown to be on the property line. Ownership has been determined.
- This vote is for the \$499 special assessment for the ABER cement fence. The Board and Members of the fence committee have already received and reviewed all the bids, interviewed contractors and selected the fence and the contractor which we will review in the presentation.
- Please keep in mind that this discussion is limited to building the perimeter fences for the good of the common area for the ENTIRE GL COMMUNITY. This not an opening discussion for others to ask 'where is their free fence' or a discussion about 'my fence -vs- your fence.'
- Please keep in mind that the current financial situation of the HOA (inadequate reserves, deferred maintenance) and the need for a special assessment for capital improvements is one that the Board inherited. The new board has only been on for 90 days.
- As of the 12/31/2008 Audited Financial Statement there was \$170K in CD's and ~\$60K in cash listed as GL assets. Since that time all CD's have been cashed out and the CD funds moved to the Operating account. No CD's remain.
- In order to reduce spending the new Board has completed Contract Review for all contracts and reduced spending where possible:
  - Proactive approach with Burney RD MUD, New Landscape contractor savings \$55,000
  - Newsletter reduced from 12 issues to 4, savings of \$10,000 annually
  - Lake management, new contractor, savings of 8,000 annually
  - New Electric provider \$9,000 over 3 years
  - Cancelled storage shed and saved \$1,800 annually
  - Seasonal decorations, saved \$8,000 over 3 years, purchase instead of lease
  - Pool contract reduced by \$1,000 annually
- GL has over half a million dollars in deferred maintenance and capital improvements needed (cement, wood fences, broken irrigation, dirty monuments, dead grass around the lakes)
- All of the financial information has been communicated to homeowners using every avenue available to us (newsletters, web site, meetings etc.)

- A fence committee was formed with 7 volunteers from the community to serve as a focus group. The goal of the group was to find a cost effective, permanent fence solution to reduce future maintenance costs and to avoid a repeat of replacing fences every 10-12 years.
- (3) Bids for cedar fencing and (3) bids for cement fencing were obtained from 5 companies. Costs to install cedar fencing, the staining for fence preservation and the ongoing costs of pressure washing of white columns for the entire project were considered and compared to cost of the cement fences.
- Replacement costs of wood fence with stain for all ~11000 linear ft. of perimeter fences is \$319-\$358K every 10-15 years. Pressure washing maintenance costs of white columns is \$6,000-7,000 for each washing based on current bid. Need minimum of 1-2 washings per year at a cost of \$6K-\$14K/year to make presentable. Staining costs were about \$24K.
- SINCE THERE ARE NO ADEQUATE RESERVES REMAINING to fully cover these expenses the plan was to split the project over 2 years and pay the W. Airport fence from (1) special assessment in 2013 and the Burney Road fence from a bank loan in 2014 (pending a vote). The construction on Burney was a factor in moving that segment to 2014 and the bank loan amendment should come up within the next few months. The shorter sections of fence on Mason and Florence were planned to be funded out of the operating budget cost savings.
- The Board made a request for 4B funding to the City of Sugar Land that was rejected for W. Airport. Request for Burney Rd. will be made after construction is complete for sound abatement.

**NEXT MEETING SCHEDULED FOR March 6<sup>th</sup>, 2013, at Rita Drabek Elementary, 7pm.**

**ADJOURN**

With no other business to come before the Membership, Ms. Johnson moved that the meeting be properly adjourned at 8:29 p.m.

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John Clarke, Secretary