

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

**August 6, 2014
SUGAR LAND, TEXAS 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Clarke called the meeting to order at 7:00 p.m. Board members in attendance were John Clarke, President, and Lydia Rosenthal, Vice President. Also in attendance were Ry Reid, PCAM, PCAM, AMS, CMCA and Anita Covington representing Sterling ASI., and fifteen (15) homeowners.

The Board reviewed the agenda and no additions were required and it was approved with a motion from Mr. Clarke and seconded by Ms. Rosenthal.

HOMEOWNER FORUM

A Homeowner asked the Board if the Association would remove the vines, located on the wall in the Reserve and their back yard. The Board did not make any promises but stated they would have to research this issue with the landscaper and attorney. Mr. Clarke requested the owner to send an email outlining exactly what he is wanting and include any bids he had received.

Another owner discussed the break ins within Glen Laurel. The resident asked if cameras could be installed at the entries to help with identify anyone entering the community. Mr. Clarke stated the Association could not install cameras on a public street. The Board recommended that residents think about creating a Crime Watch Program. Mr. Clarke also stated that the email blast could be a good tool to use in notifying residents of issues such as this. Mr. Reid suggested that the Board may want to review purchasing car stickers for community residents.

Another resident asked about the area at Holly Glade and Imperial Valley between the street and the side walk which is always saturated with water. Mr. Clarke explained this is one location that has a low spot and is a location that the Association plans to level with dirt and maybe sod.

CITY OF SUGAR LAND POLICE REPORT

Sgt Babineux was not available at this meeting.

MEETING MINUTES REVIEW

The Board reviewed the June 4, 2014 Meeting Minutes. Mr. Clarke made a motion to accept the minutes as written, Ms. Rosenthal second and the Board approved the minutes.

FINANCIAL REPORT

The Board reviewed the July 2014 financials.

OLDBUSINESS

Lake Update

Mr. Clarke informed the residents that the MUD is now mowing MUD property and it is saving the Association approximately \$55,000.00 in mowing charges. Mr. Clarke also stated the Association is paying for the chemical and the install and repairs of the fountains. Mr. Clarke stated the Board is working with the MUD to take over the cost of the chemical needed to maintain the lakes. Ms. Rosenthal stated she attended the last MUD meeting and Ms. Rosenthal was told by the MUD Board that the lakes would not be drained and kept as dry detention areas. Mr. Tyree stated that after Ms. Rosenthal left the meeting an Engineering Firm presented the MUD Board with five options for the lakes. The fourth option was to drain the ponds and use them as dry detention even though previous the MUD Board told Ms. Rosenthal the Board would not do that. The MUD Board stated that this was probably the best option for Glen Laurel and the most interesting option the MUD Board would

consider. Other options were to remove 300 dump trucks of clay from the lakes, install a liner and add dirt. This would reduce the erosion due to the clay absorbing water and the contracting with the temperatures; Include the option above and create six feet berms to compensate for the sloping; Build a shelf of concrete around the bank of the lake which may stabilize the bank; and the last option was to remove the silt and restore the lakes to the original condition. Mr Porter called the MUD President and Mr. Porter was told that the Dry Detention suggestion was from one of the MUD Members who live in Glen Laurel. Mr. Porter called Mr. Clarke and relayed this information, which Mr. Clarke advised that this was not an accurate statement. Mr. Clarke went on to advise Mr. Porter that 61% of the monies collected by the MUD comes from Glen Laurel Residents. Mr. Clarke also explained to the Membership how important it is for Glen Laurel to be represented on the MUD Board. The General Election will be held in November and anyone wishing to run should submit their paperwork.

Fence Update

The Board reviewed information concerning the bank loan for the concrete wall. Mr. Clarke stated that the application was given to the Association's Attorney for review and then sent back to Alliance Bank for review. The wall construction should begin the 3rd week of September.

The Board will also submit 4B Application to the City of Sugar Land (COS) requesting \$75,000.00 in 4B monies in November. The first phase of the wall construction will be from Ganoway Lakes to Silver Mill and the second phase will be from Silver Mill to Florence depending on money. The third and final phase will be a wood fence replacement on Mason Road.

NEW BUSINESS

The Board reviewed Ms. Debra Johnson's resignation and Mr. Clarke made a motion to accept and Ms. Rosenthal second and the Board approved.

Mr. Clarke made a motion to appoint Mr. Patrick Tyree to fill the vacant position and to elect Mr. Tyree as the Secretary. Ms. Rosenthal second and the Board approved.

Budget

The Board reviewed the 2015 Preliminary Budget in depth. Mr. Clarke made a motion to accept the Budget as presented, Mr. Tyree second and the Board approved the 2015 Budget.

After review of the Budget the Board made a decision to increase the 2015 Assessments to \$500.00. Mr. Clarke made a motion to approve the 2015 Assessments as \$500.00 and Ms. Rosenthal second and the Board approved.

Mr. Clarke made a motion to convene into Executive Session at 8:30pm.

EXECUTIVE SESSION

The Board reviewed the Attorney Status report and most residents have either paid in full or have entered into a payment plan.

The Board approved the expenditure of \$343.30 in Attorney fees for the month of July 2014.

Reviewed the Delinquencies, and Deed Restrictions.

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Ms. Rosenthal made a motion to adjourn from the Executive Session at 8:52pm and Tyree second and the Board approved.

Mr. Clarke made a motion to adjourn the General Business Meeting at 8:53pm.

NEXT MEETING SCHEDULED Sep 3, 2014 7:00pm at 11201 Lake Woodbridge, 7pm.

Debra Johnson, Secretary