

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

May 7, 2014

SUGAR LAND, TEXAS 77498

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Ms. Johnson called the meeting to order at 7:30 p.m. Board members in attendance were Lydia Rosenthal, Vice President and Debra Johnson, Secretary. Also in attendance was Mr. Porter, City Council Member for City of Sugar Land and Ry Reid, PCAM, AMS, CMCA representing Sterling ASI., and twelve (12) homeowners.

ABSENT: John Clarke, President

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

HOMEOWNER FORUM

Resident stated that there were cars again being parked on the vacant lot across from the reserve. He stated the Board helped to solve this problem before. Sgt Babineaux stated that this is a county issue and the City of Sugar Land (COS) could not get involved. Ms. Johnson stated she would speak with Mr. Clarke when he is available.

Ms. Johnson stated that Mr. Clarke went to the last Municipal Utilities District (MUD) Meeting. Ms. Johnson stated that the MUD was discussing various options and one would be for the MUD to take over the ponds, the COS to take over the ponds and the possibility of draining the ponds. The MUD did request Glen Laurel to send them the last year of water bills.

Mr. Porter was asked what the COS thoughts were on draining the ponds. Mr. Porter stated that the MUD was reimbursed by the Developer of Glen Laurel for the ponds. COS does not maintain amenities (ponds) but part of the drainage system rely on the ponds. Mr. Porter stated that in order for the COS to maintain the ponds they would have to tax everyone, not just the Glen Laurel Community. This type of taxation would not be fair to neighbors outside of Glen Laurel as they would not be able to use the amenity. However, Mr. Porter did state that the COS is interested in keeping the overall drainage system working at its maximum capabilities. The COS has thought about using a fining system to ensure the lakes are maintained properly, but nothing has been finalized at this point. Other alternatives to look at are that the MUD would repair the ponds and sell the ponds back to the HOA after the repairs are completed.

Mr. Porter was asked if the COS would lower the slope standard for the ponds. Mr. Porter stated that the current slope was used by the Developer so they could sell more lots.

Mr. Porter did suggest that the HOA look at using rocks to support the surrounding banks. Mr. Porter did state that the number one priority is to maintain the safety around the ponds and keep the homes from flooding.

It was discussed that the MUD suggested putting chain link with razor wire around the ponds. Ms. Johnson stated that signs warning people about safety be placed around the ponds.

Until the MUD makes a decision on the ponds the HOA is left waiting.

CONSTABLE'S REPORT

Sgt Babineaux provided the Board and residents with a crime statistics update. Sgt Babineaux stated that the crime in the Glen Laurel area is at a very low level. Provided safety tips to residents.

MEETING MINUTES REVIEW

The Board reviewed the April 2, 2014 Board Meeting minutes. Ms. Johnson made a motion to accept and Ms. Rosenthal second the motion and the Board approved.

FINANCIAL REPORT

The Board reviewed the April 2014 financials.

NEW BUSINESS

The Board discussed changing the pool start time from 4pm to 11am. Ms. Johnson asked what the cost would be and Mr. Reid advised the cost would be \$1,100.00 per month. The Board declined to change the pool contract.

OLD BUSINESS

The Board requested the status of the five households that were informed of the shared fence agreement. Mr. Reid advised that two (2) residents had responded and paid for their portion of the fence and three (3) residents have not responded at all.

The Board reviewed an irrigation proposal from Southern Lawns at a cost of \$880.00. Ms. Johnson stated that this cost would put the Association over on the 2014 Budget for Irrigation.

The Board reviewed three (3) audit proposals from Doran CPA, Canady and Canady and Holmes and O'Neil. The Board selected Canady and Canady at a cost of \$2,800.00 and an out of pocket expense of \$100.00. Ms. Johnsons also requested that a deadline of August 31st, 2014 be included in the Engagement letter. Ms. Johnson made a motion to accept Canady and Canady and Ms. Rosenthal second and the Board approved.

EXECUTIVE SESSION

Reviewed the Delinquencies, and Deed Restrictions. The Board approved \$650.00 to be paid in legal fees. No other actions were considered by the Board at this Session.

NEXT MEETING SCHEDULED FOR Jun 4, 2014 at 11201 Lake Woodbridge, 7pm.

ADJOURN

The Board adjourned from Executive Session at 8:14pm.

With no other business to come before the Board Ms. Rosenthal made a motion to adjourn the meeting at 8:15 and Ms. Johnson seconded and the motion passed unanimously. Ms. Johnson adjourned the meeting.

Debra Johnson, Secretary