

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
GLEN LAUREL HOMEOWNERS ASSOCIATION, INC.
December 6, 2012
SUGAR LAND, TEXAS 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Ms. Johnson called the meeting to order at 7:00 p.m. Board members in attendance were Debra Johnson, President; and Vice President, John Clarke, Sec/Trea. Also in attendance Ry Reid, CMCA, AMS, PCAM, representing Sterling ASI and ten (10) homeowners.

ABSENT: Vice President, Jennifer Fuchs.

October 11, 2012 MEETING MINUTES REVIEW

The Board reviewed the October 11, 2012 Meeting Minutes. The Board acknowledged that the meeting was conducted but no present Board Member was at the entire meeting. Therefore, the Board could not approve the October 4, 2012 Meeting Minutes. Ms. Johnson made a motion to accept but not approve the meeting minutes, Mr. Clarke second and the Board approved.

November 15, 2012 MEETING MINUTES REVIEW

The Board reviewed the November 15, 2012 Meeting Minutes. Ms. Johnson made a motion to accept as written the November 15th Meeting Minutes and Mr. Clarke second. The Board approved the minutes.

FINANCIAL REPORT

The Board reviewed the October 2012 financials.

ASSOCIATION BUSINESS

Mr. Tim A. Thibodeau, President of Aber Fence and Supply Co., presented a proposal for the fence replacement using the stone pattern that is shown on the website (glenlaurel.net). By installing the wall the sound decibels will drop by 30%. Mr. Silhavey also asked if Homeowners would want to install the same type of wall would Aber provide a discount to the Homeowner. Mr. Thibodeau stated he could provide a discount due to the fact they would be able to cut down on transportation costs. Mr. Thibodeau stated that the Association would be provided all Geo reports and Certifications.

The Board discussed the two phase plan to replace the wooden fence along West Burney and Burney to Mason. The first phase to remove the wooden fence and replace with a concrete wall would be West Burney and the second phase would be Burney to Mason. Ms. Johnson stated there are two design proposals on the website and a request to take a survey indicating which panel the Homeowners prefer. Ms. Johnson also stated that in order to erect the wall a Special Assessment would need to be passed and the quorum for the first meeting would be 60% of the membership and if no quorum is met then the second meeting the quorum would be dropped to 30%. The second meeting must take place within 30 days of the first meeting. Ms. Johnson stated the Board attempted to have the City of Sugar Land contribute funds for the wall, however, the City does not contribute to Capital Improvement projects. The Boards goal is to pay for the Burney Road wall with savings from reducing contract costs.

LAKE AND LANDSCAPE ISSUES

Mr. Silhavey stated that the Municipal Water District (MUD) would be reviewing the landscape contract for the lakes.

Mr. Clarke stated that the Board was in favor of terminating the current landscape contract and that he had preliminary discussion with Kevlawn concerning the termination and they would agree to a December termination. and Mr. Clarke requested Kevlawn no longer mow after December 31, 2012. Mr. Clarke made a motion to terminate Kev-Laws contract and Ms. Johnson second the motion, which then passed.

Mr. Clarke stated he has spoke with Sarah Hernandez and the MUD is reviewing the landscape contract and may pay half of the cost. The Board has requested three (3) landscape companies to submit proposals for the landscape contract and will submit the winning bid to the MUD for review. The Board is willing to work with the MUD and bind a breakeven point for both associations when it comes to mowing the lakes. The Board state they would rather not have the MUD hire a landscape company and the HOA hire a landscape company but to utilize one company for both Association's properties. The board will present the landscape information to the MUD Board at the December 10, 2012 Meeting.

The City of Sugar Land already contributes \$16,000.00 to the right of ways that the HOA currently mows for the City, however if the MUD takes over the mowing then the City would no longer fund the mowing of the right of ways. Ms. Johnson made a motion to accept the Right of Way contract with the City of Sugar Land effective October 1, 2012 through September 30, 2013, Mr. Clarke second and the Board approved the signing of the contract.

Ms. Johnson made a motion to accept the Water Cost Reimbursement Agreement with the City of Sugar Land, effective October 1, 2012 through September 30, 2013. This agreement will help fund the watering of the esplanades in the area.

The Board is currently working with Prepared Publications to print and mail the Community Newsletter. Prepared Publications does pay 50/50 of the advertisement of the newsletter and if enough advertisement is purchased than the newsletter at some point may not cost the Association any funding.

LAKE MANAGEMENT CONTRACT

The Board tabled the review of the lake contract until two more bids were received. The Board will again review at the January 9th Meeting.

MAINTENANCE ISSUES

Ms. Johnson made a motion to accept the McKenna construction bid to replace the missing column logo and power wash both columns. Mr. Clarke second and the Board approved.

The Board table the reserve study until the January Board Meeting and the will review the KIPCON proposal.

NEXT MEETING SCHEDULED FOR February 6th, at Rita Drabek Elementary, 7pm.

ADJOURN

With no other business to come before the Board, Ms. Urban moved the meeting be properly adjourned at 9:12 p.m.; Mr. Chester seconded and the motion passed unanimously.

John Clarke, Secretary