

**Marbella Landing Townhomes HOA, Inc.**  
**Board of Directors Meeting**  
**April 29, 2020**  
**Agenda**

- I. Call Meeting to Order**
- II. Call Business Meeting to Order**
  - A. Election of Officers**
- III. Actions between Meetings**
  - A. Summarize Unannounced Meetings, if any**
  - B. Ratify Actions Approved between Meetings, if any**
    - 1. Quarterly Gate Maintenance**
- IV. Approve Minutes of the Previous Meeting**
  - A. November 20, 2019**
  - B. January 16, 2020 (Annual Meeting)**
- V. Committee Reports**
  - A. Architectural Control Committee**
- VI. Treasurer's Report**
  - A. Cash Balances**
  - B. Delinquencies**
  - C. Review Financial Report**
- VII. Management Report**
  - A. Correspondence Received by Association, Directors, Management**
  - B. Association Business and Operations**
  - C. Common Area Report**
    - 1. Builder Response to Maintenance Items**
      - a. Remotes**
      - b. Drop Chain**
      - c. Gate/Fence Painting**
    - 1. Gate Maintenance**
      - a. Gate 1 Wheel Replacement**
      - b. Gate 2 Repair (Remains Open)**

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- D. Landscaping Report**
- E. Webpage Report**
- F. Deed Restriction Review**
  - 1. Enforcement Plan**
  - 2. Architectural Control**
    - a. Adoption of Guidelines**

**VIII. Executive Session**

**The Board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information as allowed under Texas Property Code section 209.0051**

- A. Collections**
  - 1. Enforcement Action**
    - a. COVID-19 Procedures**
  - 2. Owner's Requests**
- B. Deed Restriction Report**
  - 1. Enforcement Action**
    - a. COVID-19 Procedures**
  - 2. Attorney Action**

**IX. Reconvene in Open Session and Report on Actions Approved During Executive Session**

**X. Call Open Forum to Order**

- A. Residents Input**

**XI. Set Date, Time and Agenda of Next Meeting/Adjournment**