

Hunters Glen V Section Homeowners Association

Board Meeting of Members

Tuesday, May 9, 2023

Board Members Present: Everett Land, President
Theresa Gibson, Secretary
Patrica Dukes, Treasurer
Rayfield May, Director
Ethel King, Vice President

Homeowners Present: Ms. Richards

Management Present: Shayla Fite of Marshall Management Group Inc.

This duly noticed Board of Directors meeting was held in person at the Quail Valley City Centre located at 2880 LaQuinta Dr in Missouri City and Fort Bend County, Texas. President, Everett Land, established quorum of the board members was present and called the meeting to order at 6:02 P.M.

Agenda

The meeting agenda was adopted by Ms. King and seconded by Ms. Gibson, all were in favor.

Missouri City Representative

Sgt. Lewis Jefferson report on April 2023 crime stats for the community. The May 7, 2023 incident could not be discussed as the investigation is ongoing. Q: What can be done about people parking on the community street for the school? A: Call the police to enforce persons parking on the school side of the street. Also, contact FBISD regarding having them placing signs to better direct the parking.

Law Firm of Rice and Rice

Q: Should amendments be made to the Bylaws to more align them with the latest Legislation passed?

A: Yes. Changes should be discussed and approved during an open Board meeting.

Q: What can be done about abandoned properties?

A: Enforce the deed restrictions. File a lawsuit. Hopefully, the owner would be encouraged to sell after added pressure.

Q: Can the Board of Directors **override** the Architectural Control Committee's decisions?

A: No. The Board can **oversee** the Committee's decision making, but have no input. Suggestion: Put acceptable paint colors on the Association's website and have the Committee follow that.

Q: What can be done about changes done without Architectural Control Committee approval?

A: A violation notice including a home improvement request form should be sent immediately, allowing the owner ten days to submit the completed form for approval or rejection before more strenuous action is taken.

Q: How can solicitation be stopped in the community?

A: Collect vendor flyers and call the companies.

Q: How can parking throughout the neighborhood for school pickup be stopped?

A: Post no parking signs on those streets. Inform and show the police that the street is being blocked.

Q: Can the Board call the Attorney directly?

A: Yes. However, it is easier to go through the management company.

Q: What can be done about group homes?

A: Look up the name of the company and see if the proper paperwork is in place. Check for overcrowding. It can all be addressed with the owner of the property.

Q: How can the deed restrictions be enforced regarding Airbnb rentals?

A: Amend the Association's documents to prohibit short-term leases, bedroom leasing, and subleases. Also, take the same action regarding swimming pools.

Q: How long does it take the updated documents to be effective?

A: Once they are filed in the county's real property records, they are effective.

Minutes

A motion was made by Ms. Dukes and seconded by Mr. May to approve the minutes; the motion passed.

Financial Report

Ms. Fite presented the financial report as of April 30, 2023 and answered all questions. A motion was made by Ms. King and seconded by Mr. May to approve the operations report, all were in favor.

Old Business

The approved additional landscaping has been completed and the vendor has been paid.

New Business

- Request the track be sprayed with weed killer.
- Board wants copy of current landscaper's contract.
- Get estimate from Texas Landscape.
- Swimming lessons are being offered at the Meadowcreek pool.

Owner Comments

Homeowner complained about property on Foxborough.

There were no other comments and Mr. Land closed the open floor. The meeting adjourned to executive session at 7:30 P.M.

Executive Session

Board authorized outstanding balances of \$5.00 or less to be written off excluding assessments. Lengthy discussion regarding collections.

There being nothing further to discuss, the meeting adjourned at 7:59 p.m.