

**LAKES AT HIGHLAND GLEN COMMUNITY ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**February 13, 2019**

**PRESENT:**

**BOARD OF DIRECTORS:**

Scott Brown  
Jibbie John  
Peter Tran  
John Cornwell  
Leslie Ramos

**SIGNATURE:**

Shontele Redeaux  
Laura Luna  
Marlene Maya  
Halle Hawkins  
Samantha Cubias

**ESTABLISH QUORUM AND CALL TO ORDER:**

With a quorum of the membership present in person or by proxy, the annual meeting was called to order at 7:10 p.m. by Director Brown.

**INTRODUCTIONS:**

Each Board member introduced themselves and advised the membership of what position they currently hold on the Board.

**ELECTION OF DIRECTOR:**

Director Brown advised there are currently two positions up for election at the meeting and there are two homeowners who have expressed an interest in serving. Director Brown introduced Alina Ashtari and Doug Steel. Director Brown allowed each candidate to address the membership. Mrs. Ashtari advised the membership that she is a mother of two daughters and practices Family Law. Mr. Steel advised he has been a member of the community for ten years and has a desire to represent all 835 homes. A motion was made, seconded and unanimously approved opening the floor for nominations. With no nominations from the floor a motion was made, seconded and unanimously approved to close the floor for nominations. With two qualified candidates and two available positions, a motion was made, seconded and unanimously approved accepting the ballot by acclamation. Mrs. Asharti and Mr. Steel were elected to serve three-year terms.

**PEARLAND PD:**

Officer Cortes who lives in the community and works for the Pearland Police Department attended the meeting to address the membership. Officer Cortes advised there is a Citizen's Police Academy in September and encouraged anyone interested to sign up. A homeowner in attendance asked Officer Cortes if he could provide an update on the car burglary situation, Officer Cortes advised that it is an ongoing investigation. Officer Cortes provided the following safety tips:

- Lock car doors.
- Do not leave valuables in the car.
- Make sure your home has good lighting.
- Trim back trees and bushes to prevent providing areas for criminals to hide.
- Add security cameras.
- Ensure your home alarms are activated and registered with the City of Pearland.
- Cars that are parked on the street must be legally parked and cannot be blocking the driveway.
- Utilize the vacation watch program offered by the Pearland Police Department.
- If you see something, say something.

- Lock garage doors.
- The Pearland Police Department is out and will be increase their bike patrols.
- Be careful with garage sales as thieves could be looking to see what you have at your home.
- Homeowners were encouraged to look at the City of Pearland's website to locate any statutes or laws.
- Homeowners were encouraged to use the recycling center to have documents shredded quickly.
- When homeowners make large purchases such as televisions, tear down the boxes and dispose of the box in a trash bag.

The Board advised four cameras and two license plate readers will be installed at the gated section. This will be used as a pilot to see how it works and if there would be any benefit in adding this type of system at another location within the community.

### **2018 ISSUES:**

Director Brown discussed the issues the Board faced in 2018. The first item being the necessary amendment to the governing documents. The documents were not drafted correctly by Beazer which caused an issue with the Association being able to charge the gated assessment in the amount of \$490.00. The amendment was passed. The Board established a Finance Committee and a gated expense procedure was created, approved and can be found on the Associations website. The assessment statements for 2019 were mailed but several homeowners did not receive them. Homeowners are always able to bring their assessment payment to the December or January meeting if they do not want to mail the payment in. The Board is pushing and will continue to push to have a valid email address on file for each home in the community. By having emails, the Board has been able to reach more homeowners and advised if they did not have an email address on file to please submit that information as to ensure as a homeowner they are informed. The membership that Facebook is an informal means of communication, the Associations formal form of communication is through email blasts and the Associations website.

### **COMMITTEES:**

Director Brown thanked Melissa Tran and Tricia Cornwell for their participation in serving on the Social Committee.

Director Brown thanked the members of the Finance Committee and encouraged homeowners to get involved.

### **FINANCIAL REPORT:**

Director Brown stated the water bills for 2018 were high and due to that Doug Steel reviewed the bills and determined the areas of concern. The Board and the landscape company have both paying extra attention to the areas in question. In addition, there was a main line water break which was cause for some of the increase in the water line item.

Director Cornwell advised he approached Brazoria County MUD 23 about making repairs to the lake barriers and adding lighting around the lakes. Homeowners were encouraged to attend the monthly MUD meetings.

**TRENT PEREZ:**

City Council member Trent Perez addressed the membership and advised a Fire Station is being built. In addition, there will be bond election in May to make needed repairs and changes to Pearland Parkway. This bond would be to minimize the size of the rotary as it is too large. He asked homeowners to please vote. He also advised Old Alvin is being rebuilt and once complete the City is planning on putting in streetlights. Mr. Perez advised the Right of Way acquisition on McHard is going through. A homeowner asked about issues with the manholes in the community. Mr. Perez advised there is not enough money in the budget to address every manhole issue at this time.

**ADJOURNMENT:**

With no further business to come before the membership, the annual meeting was adjourned at 8:35 p.m.