

LAKES AT HIGHLAND GLEN COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR SESSION MEETING MINUTES
October 3, 2018

PRESENT:

Board Members

Scott Brown
John Cornwell
Jibbie John
Leslie Ramos
Peter Tran

Absent

Managing Agent

Shontele Redeaux

CALL TO ORDER AND ESTABLISH QUORUM:

With a quorum being established the meeting was called to order at 7:14 p.m.

HOMEOWNER FORUM:

PAUL GROHMAN WITH GROMAX

Paul Grohman with Gromax attended the meeting to see if the Board had made a decision on his request to purchase a right of way from the Association. Mr. Grohman advised the Board that he would be willing to place a stipulation if they sold the land it could only be platted as R-1 and would state the home values must be at least \$400,000. The Board informed Mr. Grohman that they must first request a formal proposal before they can proceed any further. Mr. Grohman stated he could provide that to the Board but asked if the Board would sign a resolution he can provide to the Flood Control District showing the Boards intention to move forward with negotiations. The Board stated they could not provide that at this time because they must weigh the cost benefit. Mr. Grohman stated he would send over some general options for the Board to consider.

A homeowner in attendance asked what land the Board was referring to and the Board advised it is the land behind the gated section. When the community was being built the community was initially supposed to have a golf course and that property is currently land locked which is why Mr. Grohman is asking to purchase the right of way from the Association.

SUMMARY OF EXECUTIVE SESSION:

Management advised the membership that the Board ratified the September 12, 2018 Executive Session meeting minutes, the Board discussed one homeowner request, the attorney status report, one open attorney item, the collection report and the Gromax property.

MEETING MINUTES:

A motion was made, seconded and unanimously approved to ratify the September 12, 2018 regular session meeting minutes.

RESERVE BREAKDOWN FROM MANAGEMENT:

The Board reviewed a breakdown prepared by management which outlines 2013 to 2018 gated reserve account balances for each month. After discussion, the Board approved the starting balance for the gated reserve account at \$351,313.75. Management was instructed to put \$47,689.47 into the gated reserve account to make that account whole. Management was instructed to advise Reserve Advisors of the final numbers, so they can finalize the reserve study.

FINANCIAL STATEMENT:

Management went over the income received and the expenses paid out through August 31, 2018. In addition, management went over any areas in which the Association is currently over budget.

Management also provided the preliminary 2019 budget that will be reviewed by the Board and Finance Committee on Saturday, October 20, 2018 at 2:00 p.m. The meeting will be held at Director Ramos' house.

Management will send the 2019 budget in excel to Director Brown to forward to the Finance Committee. Management will also forward a list of items the Board talked about including in the 2019 budget.

UNFINISHED BUSINESS:

CAMERA'S

The Board advised they would look at the associated cost during the budget meeting.

NEW BUSINESS:

CITY WATER LEAK

The Board advised there is still a leak at the round about that belongs to the City and needs to be repaired.

MONUMENT POWER WASHING

Director Tran and Director John advised they would try to spray a solution previously discussed on the gated monument sign to see if it works in removing the dirt and mildew.

COMMITTEE REPORTS:

LANDSCAPING

Director Tran advised the crews are out pruning the trees today.

ELECTRICITY/MONUMENTS/POOL LIGHTS/STREET LIGHTS

Director Tran did not have anything to report at this time.

SOCIAL EVENTS

The next community event is the Fall Festival on October 21st.

PUT SIGND OUT

Director Tran advised he would put out the banners recognizing First Responders. Director Tran was asked to place the banner in a manner in which they do not obstruct the view of traffic. Management was asked to follow up with the Social Committee to determine if they are going to take treats to the First Responders.

OTHER BUSINESS:

NATIONAL NIGHT OUT

A homeowner in attendance asked if the community can start doing a community National Night Out in the pool parking lot. The Board stated they would discuss this during the 2019 budget.

Homeowner Pat Kirkpatrick asked management to send her a list of items that will be at the Fall Festival and she will post an announcement on the website.

Management was asked to confirm the cost the Association usually pays the Officers who help direct traffic on Halloween.

The Board thanked Pat Kirkpatrick for moving the Keep Pearland Beautiful sign to different entrances, so every section can enjoy the award displayed at their entrance.

A homeowner in attendance asked the Board if a generic gate code will be given to homeowners on the non-gated side. The Board asked management to put this on the next Executive Session meeting agenda for discussion.

A homeowner asked the Board how many people know how to open the gate, the Board advised there are currently three people who know how to manually open the gate.

ADJOURNMENT:

With no further business to come before the Board, a motion was made, seconded and unanimously approved adjourning the regular session meeting at 8:40 p.m.

Authorized Signer

Date