

Hunters Glen Community Association Inc
Rescheduled Executive Board of Directors Meeting Minutes
Thursday, September 9, 2021

Board Members Present: Ertwyn Henry, President Lee Johnson, Secretary
 Joe Johnson, Vice President Jesse Hicks, Director

Board Members Absent: Curtis Lenton, Director

Guest: None

Management Present: Sonya Brown of Marshall Management Group Inc.

The duly noticed Board of Directors meeting was held virtually, via Zoom, an online web application. Board Members, Mr. L. Johnson and Mr. J. Johnson were present. President Mr. E. Henry, served as the Chairman and called the Executive Session to order at 6:30 P.M.

The following matters were discussed:
 Collections
 Overview of the Reserve Study

There were no other executive matters and the executive session adjourned at 7:00 P.M.

President, Mr. Henry then convened the Board of Directors meeting. He acknowledged that a quorum of board members was present, with Mr. L. Johnson, Mr. Hicks, Mr. J. Johnson and himself present.

Mr. Henry then called the meeting to order at 7:01 P.M.

Ms. Brown provided the Virtual House Rules and the meeting moved forward.

By motions duly made and passed, the agenda was adopted with one change that moved the open floor up to the beginning of the meeting, thus allowing homeowners to speak first.

Mr. Henry then opened floor and Ms. Barbara Doyle of 1319 Mossridge introduced herself. She stated that she is a seventeen year resident and offered to volunteer with the website and newsletter. Mr. Henry thanked her and extended an invite to the Social Committee and Ms. Doyle accepted.

The August 12, 2021 meeting minutes were read. Mr. J. Johnson made a motion to accept the minutes with making a change to a typographical error; the motion was seconded by Mr. L. Johnson and passed.

Under the operations report, Ms. Brown presented the August 2021 financial report and answered questions. She then gave a report on the recent plantings that have died along the fence line. The board discussed a potential lack of water flows to the area and Mr. Hicks stated that water is seen standing on the sidewalks each morning, as he walks the area. The board considered Four Season's quote of \$823.61 to replace twenty five plus plants. Ms. Brown suggested reaching out to the original installer to see if a warranty is available.

There was no new business.

Under old business, Ms. Brown presented draft one of the 2022 Budget. The budget was summarized as follows:

Summary: The proposed budget is balanced.

Observations:

Operating Income	1	Assessment rate at \$329.02; same as previous 2 years.
	2	Operating expenses up by \$15,025.00.
	3	An operating income is slated to generate a profit of \$8,791.07

Capital Improvements	1	As per the Reserve Study, no CI is slated for 2022.
	2	\$15K has been ear marked for engineering and hopeful water lines.
	3	Using the \$8,791.07, plus \$6,208.93 from savings, to cover the anticipated \$15K for CI as described above.

Reserve Funds	1	Reserve funds available as of Aug. 2021; \$252,481.00
	2	According to the reserve study, as of Dec. 2022 the available reserve funds are to be; \$371,115.00.
	3	With no funding of the Reserve Account for 2022; the reserve funds as of Dec. 2022 are estimated to be \$246,272.00. A short fall of \$124,843.00, in comparison to the Reserve Study

Upon the close of the review of the budget, Mr. L. Johnson made a motion to set the annual assessment rate at \$329.02 and to adopt the budget as presented; the motion was seconded by Mr. J. Johnson and passed.

A discussion then ensued on National Night Out. A memo from Missouri City Police on National Night Out was reviewed and discussed. Mr. L. Johnson expressed concerns over the high COVID and Delta Variant numbers and he did not recommend a gathering. Owner Barbara Doyle suggested a car parade, with \$5.00 gift cards to Chick Fil A that could possibly be led by a police car.

Mr. Hicks suggested that the first 100 cars that drive by, be provided with literature and the \$5.00 gift card. The Board members liked each idea and Ms. Boyle agreed to spear head the event.

A discussion was then held on the following new policies pursuant to the recent Texas legislative changes:

Guidelines for Bid Solicitation and Review Process
Policy Regarding Deed Restriction Violation Hearings
Guidelines for Display of Certain Religious Items
Guidelines for Installation and Use of Certain Residence Security Measures

Upon the close of the review, Mr. Hicks made a motion to adopt the new policies; the motion was seconded by Mr. L. Johnson and passed. Ms. Brown stated that the policies will require signing and being notarized by at least one board officer and Mr. L. Johnson agreed to come by the office for signature and notarizing.

Mr. Henry then opened the floor to the owners in attendance.

Mr. Hicks reported that 1236 Gentle Bend has missing address numbers and only has the white background painted. He also reported that a property located within the 1200 block of Long Barrel has busted windows and a vehicle with 2018 expired registration tags.

Mr. Henry reported that Mr. Lenton was recently released from the hospital. Mr. L. Johnson asked that a get-well card be sent to Mr. Lenton.

As there was no further business, a motion was made by Mr. Hicks to adjourn the meeting at 8:07 P.M.; the motion was seconded by Mr. J. Johnson and passed.