

**Hunters Glen Community Association Inc**  
**Executive Board and Board of Directors Meeting Minutes**  
**Thursday, January 13, 2022**

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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.

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The duly noticed Executive Board of Directors meeting was held virtually, via Zoom, an online web application. Board Members, Mr. Henry, Mr. L. Johnson, Mr. Hicks and Mr. J. Johnson were present.

President Mr. Henry, served as the Chairman and called the Executive Session to order at 6:35 P.M.

The Board discussed the following:

Collections and Legal

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

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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 Board meeting to order at 7:05 P.M.

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

Motions were duly made and passed to adopt the agenda.

Ms. Brown read the November 11, 2021 meeting minutes. Mr. L. Johnson made a motion to accept the minutes; the motion was seconded by Mr. J. Johnson and passed.

Under the operations report, Ms. Brown presented the December 31, 2021 financial statements and there were no questions.

A lengthy discussion then ensued on the proposed gas station that will be built at the corner of Grand Park and Independence. Upon the close of the discussion, the board and homeowners in attendance were vehemently against the building of the gas station. The board agreed to get the word out to the owners by mail and by other mass communications as necessary.

Under new business the board discussed the opening of the swimming pool for 2022. After a lengthy discussion on the increased number of COVID19 and Omnicron cases, Mr. Henry took a poll vote on the opening of the pool.

Those for the opening of the pool:	Mr. Henry
Those against the opening of the pool:	Mr. L. Johnson and Mr. J. Johnson
Those abstaining:	Mr. Hicks

The board then agreed to revisit the matter in February and agreed that should the pool open, the following maintenance matters should be taken care of:

Replacement of the shower towel  
Completion of installing the bottle filling stations  
Replacement of the toilets  
Along with all pre-opening cleanings and further inspections

The board did agree that if in the event that the pool does open, the pool would open Memorial weekend and close after Labor Day. The board also authorized the hiring of a pool attendant for pool tags and to assist with sanitizing.

The 2022 annual meeting was discussed. The board agreed to table the discussion and to revisit if the meeting would be in person at the next meeting.

There was no old business discussed.

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

Mr. Howard Beard of 1418 Blue Diamond gave a report of a continued trailers and caterpillar (heavy equipment) being brought into the community and parked on the driveway.

He also reported continued solicitors that are coming at night and some even seen taking pictures.

Ms. Tamra Hutchinson of 1114 Blue Diamond inquired on the various types of insurance that the Association has in place and Ms. Brown explained. She inquired on if the Association has a policing contract and Mr. Henry explained that Missouri City Police has provided zoned activity when certain areas trigger more police attention, but that no, the Association does not have a contract. Mr. Henry encouraged the residents to report matters to the police non-emergency line.

Ms. Hutchinson then inquired on group homes and further wanted to know if the Association confirms licensing. Mr. Henry explained past conversations and efforts that the City is taking to help identify group homes and to place proactive rules.

Mr. Knotts asked if the minutes and financial statements could be placed on the website. He also expressed grave concern over the gas station and convenience store. He then asked about the publication of a newsletter and enforcement actions that have since decreased in comparison to "back in the day". Mr. Henry explained that the Texas Property Code has enacted various laws that have slowed the enforcement actions down somewhat and have provided owners with various protections.

Mr. Henry then asked Mr. Knotts if he would volunteer to write some news articles and he then provided him with his phone number.

There were no other comments from the floor and the open floor stood closed.

The board then reconvened back into executive session at 8:40 P.M. and discussed the following:

The removal of Board Member, Curtis Lenton, due to inactivity and no board meeting attendance. Ms. Brown agreed to confer with the Association's attorney in regards to this matter, as the State has provisions on such a removal by board members.

There was no further business and by motions duly made and passed, the meeting adjourned at 8:48 P.M.