

Hunters Glen Community Association Inc
Executive Board of Directors Meeting Minutes
Thursday, February 11, 2021

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

Board Members Absent: None

Guest: Lt. Jazton Heard

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. Yarbrough, Mr. L. Johnson, Mr. J. Johnson and Mr. Hicks were present, along with President Mr. Henry, who served as the Chairman and called the Executive Session to order at 6:37 P.M.

A lengthy discussion was held on a suspected halfway home within the community. The property was described as having multiple males living within the unit that have been reported as being a nuisance. Upon the close of the discussion, the Board agreed to have the Association's attorney to respond on behalf of the Association, those that brought forth a petition reporting said allegations. The board also authorized the management company to move forward with nuisance enforcements.

No other matters were discussed and the executive session adjourned at 6:59 P.M.

Mr. Henry then opened the Board of Directors meeting by welcoming those in attendance. He then acknowledged that a quorum of board members was present and called the meeting to order at 7:00 P.M. Ms. Brown provided the Virtual House Rules and the meeting moved forward.

Mr. Henry acknowledged Lt. Jazton Heard of the Missouri City Police Department and asked if the agenda could be suspended in order for Lt. Jazton Heard to give an over view of the police activities within the community and surrounding areas; the Board agreed.

Lt. Heard was then given the floor and he provided said updates. Upon the close of the updates, a lengthy discussion ensued on a group home located within the 1100 block of Gentle Bend. Lt. Heard explained that it's only so much that the police can do, as group homes have federal guidelines that provide the ability for them to exist within the community. He shared the City's desire to create basic guidelines to help these group homes be better neighbors to those surrounding them. He further spoke on the City's task force that goes out for the enforcement of rules that are within the realm of the City's departments, including the fire department.

He encouraged the citizens to get involved, by reporting the locations of group homes, as this will assist the City with maintaining a list of the homes. He informed everyone that an open records request for a list of group homes within Missouri City could be requested. Upon the close of the discussion, he stated that he would have Sgt. Hanks to place the property of concern on a frequent check. Lt. Heard was then thanked for attending and left the meeting.

Returning to the agenda, the January 14, 2021 meeting minutes were read. Mr. L. Johnson made a motion to accept the minutes as read; the motion was seconded by Mr. J Johnson and passed.

Ms. Brown presented the operations report which included the financial statements. She also gave an overview of the collections to date for the 2021 assessments.

Ms. Brown then gave an overview of audit cost by Cox CPA firm and then stated that the audit would be scheduled in early summer.

Mr. Henry inquired on if there statistics on payment plans. Ms. Brown stated that she could pull them together and he asked that they be presented at the next meeting.

Under new business, the board reviewed the following Growth Funds; Clearbridge Appreciation, Clearbridge Dividend Strategy and Invesco Dividend Strategy. Upon the close of the review and discussion, the board agreed that they'd like to meet with the representative to further discuss the opportunities for safe investing of the Association's funds.

Under old business, Ms. Brown explained that the Comcast installation is moving forward.

Mr. Henry explained that he had purchased the Simpli Safe alarm monitoring system for \$265.15. He further explained that it would be installed at the pool house. The board authorized the reimbursement of \$265.15 to Mr. Henry.

Mr. Yarbrough offered to help more, since his company had recently retired him. Mr. Henry stated it would be great to set up and monitor a social media presence.

Under other business, Mr. Henry spoke on the City's CDBG paint program, he suggested reviewing the list of paint violations within the community and then providing them with the CDBG paint information. The board agreed and Ms. Brown was asked to send a list of those violations to the board.

Ms. Brown then discussed the new lockbox system with strike plate and keyless entry. He explained that the pricing for the mechanism cost approximately \$1,000.00. The board unanimously approved the new lockbox system with strike plate and keyless entry, to be installed at the pool house.

Mr. L. Johnson reported that the battery for the solar panel on Gentle Bend has been damaged and needs replacing.

There was no further business and by motions duly made and passed the meeting adjourned at 8:15 P.M.