

Hunters Glen Community Association Inc
Board of Directors Meeting Minutes
Thursday, March 10, 2016

Board Members Present:	Ertwyn Henry, Vice President Danny Yarbrough, Treasurer Joe Johnson, Director	Don Smith, Secretary Lee Johnson, Director Karen Jacobs, Director
Board Members Absent:	None	
Guests:	Sgt. Hawks, Officer Howard and Officer Fahey of MCPD Missouri City Councilman J. Wyatt	
Management Present:	Sonya Brown and Zabrina Matthews of Marshall Management Group Inc.	

This duly noticed meeting was held at 1522 Texas Parkway, Missouri City, Texas in Fort Bend County. Vice President Ertwyn Henry served as the chair and noted that a quorum of members was present and called the meeting to order at 7:00P.M.

By motions duly made by Mr. Yarbrough and seconded by Mr. J. Johnson, the agenda was ordered suspended and Ms. Karen Jacobs' resignation as President was accepted.

Mr. Smith made a motion to have Mr. Henry serve as interim President; the motion was seconded and passed.

Guest, Judge Joel Clouser was not available to attend the meeting. Mr. Smith stated that he would invite him to a future meeting.

The January 14th, 2016 meeting minutes were read. A motion was made by Mr. Smith to accept the minutes; the motion was seconded by Mr. Yarbrough and passed.

Ms. Brown presented the February 2016 financial statements and answered questions.

A discussion was held on the damaged monument sign on Grand Park and Independence. Ms. Brown informed the Board that the repairs for the damaged monument sign were complete and provided the board with options to install bollards to protect the signs.

Ms. Brown briefly discussed maintenance issues and informed the board of the perimeter fence inspection that is scheduled for the first week of April. A discussion ensued on the possible need for a sand change out within the pool pumps and Mr. L. Johnson agreed to take the lead on the project.

Under old business, Mr. Henry gave a report on his training session. He further recommended that any new board member should attend and the board agreed.

The burned home at 1203 Tiny Tree was discussed. Mr. Yarbrough reported that repairs are beginning to gain traction states traction seems to be moving forward. Mr. Henry inquired on if Mr. Yarbrough is heading up Architectural Control on the rebuild of the property and procedures were discussed.

Mr. Smith opened discussions in regards to retiring the bank loan. Ms. Brown confirmed that the Association could afford to retire the loan a year early and would be saving approximately \$8,400.00 in interest. **Mr. Smith made a motion to retire the loan in April 2016, the motion was seconded Mr. L. Johnson and passed.**

Deed restriction violations were discussed at length. **A motion was made by Mr. Yarbrough and seconded by Mr. L. Johnson to move forward with management's recommended deed restriction actions.**

Under new business, the board discussed upcoming community events.

The board agreed to place the pool schedule on the website, as well as the committees that the board is seeking assistance with.

The annual meeting notice requirements were briefly discussed. The board agreed to mail a willingness to serve form to each member and to post the notice on the website. Further discussion included the board asking that a news brief be included with the willingness to serve notice.

Committee reports were given as follows:

Welcome Committee

Mr. J. Johnson suggested including a \$25.00 gift card with welcome letter, deed restrictions and bylaws in the form of a gift bag.

Events Committee

Mr. Smith agreed to email the calendar of events.

ACC Committee

Mr. Yarbrough stated that he was going to ask Owner, Melvin Knots to join the committee. He further stated that six (6) home improvements have been received thus far.

Maintenance Committee

Mr. L. Johnson stated that he will be walking the fence line with the contractor.

Finance Committee

Mr. Yarbrough and Mr. J. Johnson discussed the loan pay off.

Deed Restriction Committee

Ms. Vickie Ortiz, was introduced by Mr. Henry as a committee member.

Violations were further discussed at length. Ms. Brown reported that currently the Association has 59 properties on the hot list that are habitual and repeat offenders. A motion was made by Ms. Jacobs to move forward with all 59 violators by sending a demand letter and moving forward with small claim court actions; Mr. Smith seconded the motion for further discussion only. The matter was discussed at length and the motion died.

Ms. Brown was asked to enter city code violations within See Click Fix and she explained that there is a cost factor that would be associated with such. Motion was made by Mr. Smith to review See Click Fix and have management to do a study on using See Click Fix, there was no second. A motion was made by Ms. Jacobs to have the original meeting scheduled with the City Manager, Marshall Management Group and the Board in regards to touring See Click Fix, there was no second. By unanimous consent, the board agreed to have Mr. Henry schedule the meeting.

There was no further business and the meeting adjourned at 8:40 p.m.

Minutes Approved By:

Hunters Glen Community Association