

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
ELM GROVE VILLAGE COMMUNITY ASSOCIATION
WEDNESDAY, September 1, 2021
ELM GROVE VILLAGE COMMUNITY CENTER
2821 Clear Ridge Dr.**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, President Julie Green called the meeting to order at 7:00 p.m. Other directors present in person or by virtual meeting were Scott Albritton, Ladd Brehmer, Beth Guide, Larry Lane, Petra Ringeisen, and Victoria Rosella. Chris Williams was absent. Also in attendance was Jose Villegas representing Sterling Association Services, Inc. Levi Biles of Kingwood Community Pool Company and visitors per the sign-in sheet.

PUBLIC COMMENTS

A homeowner addressed the Board related to concerns with the City of Houston's Heavy Trash pickup program. A request was also made for additional attention be given to vehicles parking on the lawns in the evenings. The Board explained that the trash concern would be passed along to the City of Houston and encouraged members to do the same. Homeowners are also asked to report matters regarding deed restriction violations that occur in the evenings as inspections are performed during the day.

Brandon Miller of High Maintenance Landscaping addressed the Board regarding a proposal he had submitted for maintaining the Association's landscaping and answered questions from the Board.

PRESENTATION AND THANK YOU TO DAVID MAGRILL

David Magrill was recognized for his years of service on the Board of Directors and various committees. A plaque and a gift certificate from the Association were presented to him as a token of the Community's appreciation.

CONTRACTOR REPORTS:

Pool Management - Levi Biles of Kingwood Pool Management presented the pool status report and answered questions from the Board and agreed to provide pool re-plaster estimates for 2022 budget purposes.

Management Company- Jose Villegas of Sterling Association Services reviewed the management report and answered questions from the Board.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the August 4, 2021 Board of Directors meeting were reviewed and upon a motion by Ladd Brehmer, a second by Petra Ringeisen, the minutes were approved as presented.

BOARD MEMBER REPORTS:

Treasurer - Petra Ringeisen reported on the financial stability of the community. She is working on the 2022 budget and asked the board for feedback.

Landscaping - Julie Green reported and updated the Board on the status of repairs to the landscaping. Bids were taken for the 2021-2022 landscape contract which starts October 1, 2021.

Community Center - Ladd Brehmer reported on repairs and routine maintenance to the community center and pool area. A rug will be purchased to help suppress the noise and echoes during meetings.

KSA- Larry Lane reported that the next meeting is in October.

KSA Public Safety Committee - Scott Albritton gave a summary of the most recent meeting.

KSA Parks Committee - No report.

Sherwood-Elm Grove Trails Board - Beth Guide and Larry Lane reported that there are now three members of Elm Grove Village on the Sherwood-Elm Grove Trails Board of Directors.

ACC Committee - Larry Lane and Beth Guide reported on the progress of approving requests for home improvements in the community. Jose Villegas and Ed Gatjen make up the members of the Architectural Control Committee effective September 1, 2021 in compliance with the new legislation.

OLD BUSINESS

New Legislation Update Affecting Homeowners Association- Jose Villegas informed the Board that all the necessary records had been filed by the Association's attorney in compliance with the latest legislation. He also summarized the other changes that had been made to comply with the new laws.

Conflict of Interest Disclosure Statements - Larry Lane proposed changes to the current Conflict of Interest Disclosure Statements. Larry agreed to email the proposed changes to the Board for their review and consideration.

Community Activities / National Night Out- Scott Albritton led a discussion for organizing a National Night Out event. After some discussion the Board agreed to hold a National Night Out event on October 5th from 6:00 PM to 9:00 PM. Food trucks and HPD will be invited to be present.

Cleaning of Monuments, Repainting and Repairing Proposals were reviewed by the Board. After some discussion a motion was made by Beth Guide, and a second by Julie Green to contract with 4D Signworx to provide this service. The motion passed with Larry Lane opposed and Petra Ringeisen abstaining.

NEW BUSINESS:

Garage Sale Dates were discussed by the Board. After some review a motion was made by Petra Ringeisen, a second by Larry Lane, and approved by the Board unanimously to approve for the Elm Grove Village Community Garage Sale to be held on the 2nd Saturday in April and The 2nd Saturday in October each year with the rain date being the following Saturday.

Proposals were reviewed for the Landscaping Maintenance Yearly Contract. After some discussion, a motion was made by Beth Guide and a second by Julie Green to award the landscape maintenance contract to Lake Houston Lawn Care, Inc.

Proposals were reviewed for additional parking at the Rustling Elms Park. After some review, a motion was made by Beth Guide and a second by Julie Green to contract with Lake Houston Lawn Care, Inc. to install approximately 12 or 13 new parking spaces at a diagonal off of Rustling Elm Drive.

Proposals were reviewed for an additional Azalea trail at Rustling Elms Park. A motion was made by Julie Green, a second by Beth Guide for Lake Houston Lawn Care, Inc. to install an Azalea trail. The motion failed with one to four and two abstaining.

Proposals were reviewed for replacing a picnic table at Rustling Elms Park. Upon a motion by Beth Guide a second by Petra Ringeisen the Board unanimously approved to replace the picnic table at the Rustling Elm park at a cost totaling \$1,973.

A proposal was reviewed to powerwash and repair the tennis court. Upon a motion by Petra Ringeisen, a second by Julie Green, the Board unanimously approved to powerwash and repair the tennis court at a cost totaling \$2,750.

A proposal was reviewed to powerwash and Paint the Sycamore Springs Park Gazebo. Upon a motion by Julie Green, a second by Ladd Brehmer the board approved to powerwash and paint the Sycamore Springs Park Gazebo at a cost totaling \$1,150. The motion passed with Larry Lane opposed and Petra Ringeisen abstaining.

Discussion was held regarding replacing the Board of Directors seat vacated by David Magrill. After some discussion the Board unanimously appointed Jason Lott to the open spot on the Board of Directors.

MOVE INTO EXECUTIVE SESSION

A motion was made, seconded, and passed unanimously to convene into executive session to discuss collection and deed restriction matters.

A motion was made, seconded, and passed unanimously to move out of the executive session, and decisions made in the executive session were reported to those present.

EXECUTIVE SESSION SUMMARY

Deed restriction violations and delinquent collection assessment matters were discussed

Discussion was held related to those accounts being pursued by the Association's attorney for collection matters. The Board approved for the attorneys to proceed with foreclosure of two accounts if payment or payment arrangements are not made.

Discussion was held regarding an Rustling Elms Park Memorial. After much discussion the Board agreed to maintain the Association's practice to allow members of the community to pay for the cost and installation of either a tree or an approved bench in honor of a family member or loved one.

ADJOURN

With no further business to come before the Board, President Julie Green properly adjourned the meeting at 10:15 p.m.

Juli

Signature

10.06.2021

Date