

THE BOARD OF DIRECTORS AND OFFICERS OF THE SETTLERS PARK HOMEOWNERS' ASSOCIATION HELD THEIR MONTHLY MEETING ON MARCH 16, 2021 AT 7PM AT THE CLUBHOUSE AT 3010 SETTLERS WAY BOULEVARD, SUGARLAND, TX.

Directors and Officers present: Bonnie Finnigan, Bill Sargant, Jill Quinn and Mike Reichke. Also present was Manager Christi Keller and one resident.

Finnigan called the meeting to order with quorum established and presided over the meeting. She noted there was no Executive Session or meeting in February as the meeting was cancelled due to winter weather travel advisories.

APPROVAL OF MINUTES: Upon motion made by Finnigan and seconded by Quinn, the Minutes of the January Board meeting were approved with the correction of one typographical error.

FINANCIAL REPORT: Keller reviewed the summary of the delinquency report and noted that certified past due notices were sent out earlier this month. She also noted that no account owing just the current year assessment would be elevated to a legal demand letter until at least July because with pool season coming soon and paid assessments being a requirement for access card activation, this would lead to more accounts becoming paid.

CONTRACTOR PRESENTATION: John Helweg with Atlas Alarms was introduced and Finnigan explained he had been asked to present proposals for various options regarding the Association's access and camera systems. His four proposals were reviewed and discussed and Helweg noted he uses all commercial grade equipment and warranties all his equipment for two years. Q& A followed. Upon motion by Sargant and seconded by Quinn, it was unanimously approved to authorize Atlas Alarms to replace both the camera and access systems with quotes Q000157 and Q000158.

INVESTMENT ACCOUNTS: Treasurer Reichke reported on the current brokerage investment accounts and presented options and diversification with A or better rated corporate bonds and investment grade bond funds. Extensive discussion followed regarding reasonable risk with reasonable returns and upon motion made by Finnigan and seconded by Quinn, it was unanimously approved for Treasurer Reichke to proceed at his discretion from the \$100,000 in the Schwab account for \$30,000 in 3 to 5 year individual bonds and \$20,000 in 5 to 7 year bonds and \$25,000 in a 1 to 5 year and \$25,000 in a 5 to 10 year pool which can be sold if interest rates for money markets or CD interest rates start to increase significantly.

PRESIDENT'S REPORT: The pool plaster contract and the new LED pool lights were both approved by unanimous consent via email vote.

COMMITTEE REPORTS: Quinn reported she is extremely pleased with Bearfoot Pool's performance. Yard of the Month will start up again in May.

#### UNFINISHED BUSINESS

Brick Wall Grant – Keller noted the application is approved but not yet signed by City Council. Letters will go out to the property owners affected by the project in phase I advising they need to clear an 18-inch work space on their yard side of the wooden fence. Keller will request an updated quote from the contractor and will order the required survey from the surveyor she used at Chimneystone. The surveys will go to the City's legal department for them to determine if Consents of Encroachment documents have to be signed by any of the property owners as the next step in the project.

Holiday Decorating: It was agreed by the Board there would be 3 categories rather than 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place winners and no Halloween decorating contest. Keller will get a sample of the winner signs for Board input at the next meeting.

Upon motion by Finnigan and seconded by Quinn, it was unanimously agreed to ratify the email vote to approve the pool plaster contract and the pool underwater lights installation with Southern Pools originally approved by email vote.

With no further business, the meeting adjourned at 9:10pm.

APPROVED:

A handwritten signature in black ink, appearing to be 'BF', written over a horizontal line.

Bonnie Finnigan, President