

THE BOARD OF DIRECTORS OF THE SETTLERS PAK HOMEOWNERS' ASSOCIATION HELD THEIR MONTHLY MEETING AT THE SETTLERS PARK CLUBHOUSE ON THURSDAY, August 19, 2021 at 7:00 PM IN SUGARLAND, TEXAS.

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**DIRECTORS PRESENT:** Bonnie Finnigan, Bill Sargant, Claudia Shakespeare, and Rick Conley. Clinton Seay was present for Creative Management.

**CALL TO ORDER**

President Finnigan called the meeting to order and noted there was a quorum of Directors present.

**SUMMARY OF July EXECUTIVE BOARD SESSION:** The owner who was going to speak left after the open meeting, the stump issue was defined and approved,

**APPROVAL OF MINUTES:** Upon motion by Sargant and seconded by Finnigan, July Board Meeting Minutes were approved with one correction and posted on the HOA website.

**FINANCIAL REPORT:** Treasurer Reicheck reported that the Schwab account was up \$1,200. Clint reviewed the Operating report for income received and expenses as well as the collection report. It was noted that the community likes to send out a notice in early October to help owners start paying the next years assessment early with a 3% increase.

**COMMITTEE REPORTS**

**Social** – The social committee will remain on hold until COVID slows, but we will need to include a cleaning fee to make sure everything is sanitized and cleaned between rentals. Rent cost and deposit in September

**Pool** – Leak in pump room was corrected

**Landscape** – Backflow Valve Cage was replaced, YoTM – selected and notified

**Website and Communications** – Clint requested that a note about an ACC Form requirement be added to next newsletter

**UNFINISHED BUSINESS**

**BRICK WALL** – Clint reported on the Grant for Phase I of the brick wall. The document is being approved by the city and then will be filed with the County. Clint agreed to reach out to the Masonry company to understand the process of the brick wall process.

**Capital Reserve Study proposals** – Bill and Clint met with the Reserve Study inspector and answered all of his questions.

**Roofing Guidelines** – The Board discussed the color shades on what should be corrected on the Guidelines to help clarify what is expected. The updated statement will be sent to the attorney to confirm it does not conflict with state rules.

**OPEN FORUM** – 2 homeowners were present - One owner did speak about the violations that have been going out to the community. He noted that he felt they were too aggressive and some of the additions that people are implementing to solve the problem look worse than the original problem. It was stated by the Board that there are many installations going up that were not approved and that is an issue that the Board is addressing as they are noticed. The second owner was only there to observe the meeting.

With no further business, the meeting properly adjourned.

APPROVED:



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Bonnie Finnigan, President