

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 Sargent, Claudia Shakespeare, Mike Reichel 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 August EXECUTIVE BOARD SESSION:** One owner spoke concerning items in their yard they had received a violation on and a tree stump violation was discussed.

**APPROVAL OF MINUTES:** Upon motion by Sargent and seconded by Finnigan, August Board Meeting Minutes were approved and posted on the HOA website.

**FINANCIAL REPORT:** Treasurer Reichel reported that the Schwab account was down \$28 but still up for the year and will request at the next meeting to have another \$100K invested in the project. Clint reviewed the Operating report for income received and expenses as well as the collection report.

**Presidents Update:** The ACC Committee was formed consisting of 2 former Board members and a realtor who lives in the community. Sharon Hazel will be Chairing the Committee. The ACC Committee will draft guidelines for the Board to review and change/put into place for future guidelines.

**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 were brought up with concerns for a sanitation cleaning so we may need a base rental fee, but nothing finalized.

**Pool** – Fort Bend Masters has completed their use but there is an issue that Bonnie is following up on.

**Landscape** – Signs have been ordered, Yard of the Month was selected, and runners up have been notified.

**Website and Communications** – the site has been updated with all current information and Yard of the Month winners.

**UNFINISHED BUSINESS**

**BRICK WALL** – Clint reported on the Grant for Phase I of the brick wall. The document has been filed with the county and is being finalized by the city. There are concerns about the availability of the color we want, and it was noted that we may have to select a new color so we can be surer that the same color will be used across the entire project.


**Capital Reserve Study proposals** – The Community is waiting for the initial report to be delivered and we need to pay the invoice as soon as it is delivered.

**Roofing Guidelines** – It was noted that the request was submitted to the attorney to be updated and filed.

**OPEN FORUM** – 2 homeowners were present – One Owner left before the open session began and the other wanted to speak about his private issues.

With no further business, the meeting properly adjourned.

APPROVED:



Bonnie Finnigan, President