

THE BOARD OF DIRECTORS OF THE SETTLERS PARK HOMEOWNERS ASSOCIATION HELD A BOARD MEETING ON AUGUST 18, 2020 AT 7:00 PM AT THE COMMUNITY CLUBHOUSE AT 3010 SETTLERS WAY BOULEVARD, SUGAR LAND, TEXAS

Directors present: Bonnie Finnigan, Diane Decker, Jill Quinn, Bill Sargent; Officers Rick Conley and Mike Reichek, and Christi Keller, Association Manager. There was one resident present.

CALL TO ORDER: Director Finnigan called the meeting to order confirming quorum.

APPROVAL OF MINUTES: The Minutes of the July Board Meeting were corrected with Rick Conley being referred to as an Officer rather than a Director. Upon motion made by Finnigan and seconded by Sargent, the Minutes were approved as corrected.

FINANCIAL REPORT FOR JULY 1, 2020

Keller summarized the financials for the reporting period noting no unusual expenses. Operating Assets totaled \$251,104.57 and Operating Reserves totaled \$1,130,097.32. \$3,232.83 in income was collected and \$36,592.16 in operating expenses. A new access control company has been hired to assist with the access control system for the pool and tennis court gate systems and some repairs to the system had to be made in July because some cards were not able to be programmed and validated by the system. No capital expenditures were made but the monthly capital contribution was made.

Regarding Collections: 7 accounts are at the attorney for a demand letter and lien, 4 are on the CMC payment plan; 1 is in a tax suit and owes 3 years of assessments, 1 is in a tax suit and owes 2 years of assessments 2 are being sued by the HOA for assessments and 3 owe legal fees for deed restriction violations and a hand full of others have miscellaneous balances.

COMMITTEE REPORTS

Social – on hold due to COVID19

Landscape and Yard of the Month – Claudia is not present so we don't know if August has been awarded to the recipients yet. The Nice Yard Cards was presented and this is a special recognition thank you card that will be given to all nominated homeowners each month. Director Quinn is spearheading the design and ordering of this card.

Website & Communications – Bonnie noted the newsletter is on hold for final decision on the violations fining policy. She explained how Atlas Alarms is the new vendor for the access control system and is working with her on the internet access problem at the clubhouse and may evaluate a more streamlined system in the future. She also reported that Markell is interested in being the Clubhouse Coordinator for rentals in checking in and out renters and the rental check lie and contract and fees will need to be reviewed and possibly updated so it is ready to go when the Clubhouse is available again for rentals after COVID19 is over.

UNFINISHED BUSINESS

Brick Wall Grant -Keller reported the Community Grant Program is on hold during COVID19 while that city department assists other city departments. She stays in contact with the administrators and has let them know that SPHOA is ready to proceed when they are.

Proposed Deed Restriction Fining Policy – Finnigan reported feedback was received from only four residents. The feedback covered: asking which violations were included, complained about slow mail delivery, asked how owners with extenuating circumstances would be dealt with and stay with current policy of going to the attorney. Upon motion by Finnigan and seconded by Sargent, BE IT UNANIMOUSLY RESOLVED to approve the Deed Restriction Fining Policy as published to the membership, and have it recorded in the Real Public Records of Fort Bend County, then posted on the HOA Website and it will go into effect November 1, 2020 following the stated notices leading up to the fine when self-correction is not made of a violation.

NEW BUSINESS

Update Policy on Production of Association Documents and Fee Schedule – the updated policy was prepared by the Association's attorney. Upon motion by Finnigan and seconded by Sargent, BE IT UNANIMOUSLY RESOLVED TO

APPROVE the updated policy on Production of Association Documents and Fee Schedule. It will be recorded in the Real Property Records of Fort Bend County then posted on the HOA website.

Pool replaster bids and upgrading the underwater pool lights to LED lights – Quinn and Keller reported they received bids and feedback from some bidders of a concern for doing the plaster work in late August/early September with such a short window and very hot temperatures and amidst hurricane season. It was agreed that the bids would be updated for January for an early March job start.

Holiday Decorating Proposal – discussion on the pros and cons of hiring a company to do the decorating versus purchasing the decorations and finding groups to do the decorating. Claudia and Keller will be asked to go back to Certified and ask for more bling with a ballpark budget of \$2,500 each year for a three-year contract.

OPEN FORUM – there was nothing during this segment.

With no further business, the meeting properly adjourned.

APPROVED:

A handwritten signature in blue ink, appearing to read 'BF', is written over a horizontal line.

Bonnie Finnigan, President