

THE BOARD OF DIRECTORS OF THE SETTLERS PAK HOMEOWNERS' ASSOCIATION HELD THEIR MONTHLY MEETING AT THE SETTLERS PARK CLUBHOUSE ON THURSDAY, October 21, 2021, at 7:00 PM IN SUGARLAND, TEXAS.

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

CALL TO ORDER - 7:30 due to quorum

Bill Sargant called the meeting to order and noted there was a quorum of Directors present.

SUMMARY OF August EXECUTIVE BOARD SESSION: 1 homeowner made their case about a violation they were sent, and the Board agreed to send the Owner their response at a later time. Some yard art was discussed, and it was decided that until someone complains, we will just ask for a small concession and leave it alone. Flags were decided to be left alone if they are in the back yard, but if it is an election flag with a date in the front yard then it needs to go. The Trashcan variance request is going to be researched more. Crossing the Forward build line for trashcan fencing is being reviewed for possible approval. A letter will be sent to the homeowner of the tree that is damaging his neighbor's driveway and a root blocker will be suggest to the driveway owner, but the HOA has no authority past that. The Board authorize the Community Supervisor to waive the first \$50 fine automatically, when asked, if there are no further fines and the violation is cured. If there are additional fines, then the Board will review it. A spreadsheet will be started to track the units that have had a fine waived.

APPROVAL OF MINUTES: Upon motion by Sargant and seconded by Conley, September Board Meeting Minutes were approved and posted on the HOA website.

FINANCIAL REPORT: Treasurer Reicheck was absent from the meeting. Management gave a summary of the financials and the currently delinquencies. The Board requested that the overage in Utilities be investigated further. The vote to add another \$100K was postponed until Mike could be present.

Presidents Update: The President was absent from the meeting.

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. This should include the tennis courts, pool, and parking lot.

Pool – The new application to use the pool was approved by email and noted at this time.

Landscape – Management agreed to follow up on the signs that were ordered.

Website and Communications – the next newsletter should include a reminder about ACCs and the new approval process moving forward, noting the new timeline will be a little slower and Include "NO BLACK SHINGLES ALLOWED". It should be noted that work done without approval could be required to be removed and new applicants requested.

UNFINISHED BUSINESS

BRICK WALL – The Board was presented new brick samples, of which they liked the full bricks over the sample boards but had follow up questions the Manager will follow up on. The new cost would be an extra \$100 per 1,000 bricks

ACC Subcommittee – It was noted that the group is required but is also required to follow the guidelines in the Governing Documents and can be removed from their position if problems arise. The Board would like to see a summary at each meeting so the Board as a whole can be aware of what is being approved. Rich is going to send a sample of what he was describing in the meeting.

Clubhouse Rentals – The clubhouse should remain closed to individual rentals at this time

Capital Reserve Study proposals – Questions are being answered and we fully expect to have a copy of the Reserve study before the next meeting.

Roofing Guidelines – It was noted that the stance that the board has taken for not approving the black shingles should be upheld in light of current and past practices as well as the presumed thought that the state will eventually ban black roofs as has been done in other Texas cities. Future violation drives will focus on letting people know that their old black roofs are not acceptable when it comes time to change it and new roofs need to be violated and changed.

ACC Guidelines – Trash Screenings – Owners must apply, they can not be forward of the forward build line, and the must follow the current fencing guidelines, but are not required to be 6 feet tall, they must only screen the trashcans completely from view. Previously approved blinds must be updated when it comes time to replace them.

Budget 2022 – The 2022 Budget was approved

Blue Dumpster at Clubhouse – The Board has requested to get quotes to see what it would cost to screen in the trash dumpster to curb the use by people dumping their trash illegally. It was requested that a price be gathered from the landscaper to see what the extra cost would be to have them clean up around the dumpster if trash is dumped there.

OPEN FORUM – 1 homeowner was present, but left early

With no further business, the meeting properly adjourned.

APPROVED:



Bonnie Finnigan, President