

THE BOARD OF DIRECTORS OF THE SETTLERS PARK HOMEOWNERS ASSOCIATION HELD A BOARD MEETING ON SEPTEMBER 15 ,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, Claudia Shakespeare; Officer 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 August Board Meeting were approved by consent.

FINANCIAL REPORT: Keller summarized the financial report for the period ending August 31, 2020. Treasurer Reichek presented information on various business money market accounts and investment accounts. The discussion included who on the Board would be authorized to transfer funds and it was agreed that Reichek as Treasurer would be authorized. The CD matures on October 3rd and it was agreed the CD would not renew and the funds would be used to open the Schaub account with Reichek sending instructions to CMC. Reichek suggested the Union Operating account hold about one month of operating income and funds would be transferred in monthly to pay operating expenses based on the next month's projected expenses. All interest earned will be booked back into the account for which the interest is being earned.

PRESIDENT'S REPORT: The IT service assisted on site and remotely working with Bonnie and Atlas Alarms and now the cameras can be accessed on the phones. The last week of August Director Quinn reported the pool had drained. It was a result of TAE putting putty on a broken part, the putty didn't hold and the equipment went into backwash. The pool had to be refilled, chemicals had to be added and chlorine levels brought up to acceptable levels resulting in one lost day of community operations and swim team use. There was little to no acceptable explanation from TAE. Finnigan and Quinn met with Bearfoot Pool Management and were very impressed with their business plan and philosophy which is much different than most pool companies on training, recruiting, retention and maintenance. They have been invited to submit a management proposal for Board consideration.

COMMITTEE REPORTS

Social – on hold due to COVID19

Landscape & Yard of the Month – August and September were awarded. The Nice Yard cards are ready and Director Shakespeare compiled the nominees for June through August. It was decided that Shakespeare would send out all the cards for those months and Finnigan would get postage with the HOA debit card. Regarding landscaping, Director Sargent was asked to have all the outlets at all the monuments checked by an electrician as well as all the GFIs in preparation for the holiday decorations installation and also to have any lights that are out replaced.

Website & Communications – Director Finnigan noted the website is up to date after adding Officer Reichek's information and the latest Minutes and Agendas.

Holiday Decorating Contest – Discussion held about having contest. Agreed to announce in October with brief description of judging categories with \$50 gift certificate and sign for winners. Various categories were discussed as was who would be asked to be judges. Shakespeare offered to draft the category descriptions.

UNFINISHED BUSINESS

City Grant for brick wall application still on hold due to COVID19.

Fine Policy – it is being recorded and once recorded and returned, it will be posted on website and re-announced with November 1st effective date. It was agreed it would not be mailed out to each owner since all have access to the website and it has had multiple announcements.

Records Production Amendment is being recorded and will be posted once received back with recording information.

Pool replaster bids will be solicited and updated in January for an early March 2021 start date.

Entry and Clubhouse Holiday Decorations Proposals Update – discussion followed on corrections and updates needed and Shakespeare to follow up with vendor and communicate updates via email with rest of Board and Officers.

TAE credits – Keller to follow up with TAE on the calculated credits due to the HOA and use them on October and November invoices and will work with Finnigan and Quinn on the matter of the water bill for pool being drained and loss of swim date on August 29th.

NEW BUSINESS

Solicit pool management proposals – it was agreed to ask for proposals from TAE, Bearfoot and possibly one other.
2021 Budget and assessment rate – it was noted the Board wanted to offer the three-month payment plan October through December again. The Board is authorized to approve a 3% increase without membership approval which relates to about \$14,000 in additional income. The Board will evaluate that when working on the Budget at the October meeting. Budget items to be included were holiday decorations, an increase in the landscape contract, a new pool contract, tree trimming, electrical and irrigation repairs, non-contract and capital landscape projects, trash receptacle replacements and pool gate and driveway post painting.

OPEN FORUM – there was nothing offered.

The meeting adjourned at 9:10pm.

The Board reconvened into Executive Session to review and discuss two collection accounts. The Executive Session adjourned at 9:30pm.

APPROVED:



Bonnie Finnigan, President