

THE BOARD OF DIRECTORS OF THE SETTLERS PARK HOMEOWNERS ASSOCIATION HELD A BOARD MEETING ON JANUARY 19, 2021 AT 7:00 PM AT THE COMMUNITY CLUBHOUSE AT 3010 SETTLERS WAY BOULEVARD, SUGAR LAND, TEXAS.

Directors present: Bonnie Finnigan, Bill Sargent, Jill Quinn, Claudia Shakespeare, Officers Mike Reichel and Rick Conley and Christi Keller, Association Manager. There were no residents present.

CALL TO ORDER: Director Finnigan called the meeting to order confirming quorum and presided over the meeting. There was no Executive Session in October so no Summary was presented.

There was no Executive Session in November 2020 so no read out was made.

APPROVAL OF MINUTES: It was noted that the spelling of Schwab was needed in the section referring to Financial Report. Upon motion made by Reichel and seconded by Sargent, the Minutes of the November Board Meeting were approved with that spelling correction.

FINANCIAL REPORT: Manager Keller presented a summary of the 2020 year's financial operations. We ended operations well under budget at \$53,899.11 under budget in expenses. The Contingency Reserves and Reserve Account were both funded per the approved 2020 budgeted amounts. Reichel spoke on investments on how to invest while protecting the principal amount and future purchasing power; recommending conservative, diversified investment vehicles. He explained various investment vehicles and their risks. He was asked to investigate various money market interest rates and to suggest how to close out some of the less productive Reserves money market list on the Balance Sheet.

Keller provided a Collection Summary report showing 2020 ended 98% collected. 3 accounts owed only legal fees, 2 accounts owe 2020 and 2021 and asked for a payment plan but never signed the payment, 3 accounts who received a legal collection letter and lien for 2020 unpaid assessments never responded, 2 accounts owe only late fees, 2 accounts owe legal fees for deed restriction demand letters and 3 accounts have pending default judgements once and if they do not pay 2021 assessments, which will be added to the judgements.

PRESIDENT'S REPORT: Approval was given to order replacement tennis windscreens and retie the other ones. It was noted the typed list left on the breaker panel box by the Nite Lites electrician didn't make clear sense and more detail was needed to better identify the breakers.

COMMITTEE REPORTS

Pool – Quinn reported the new gate was installed and is working great and asked if it will remain black in color. Sargent noted it is powder coated so yes it will remain black in color. The pool pumps are repaired and she noted the landscapers over filled the landscape beds in the pool area because during rains, the mulch flows onto the pool deck. She also reported high weeds in the back corner of the rec center property. The Swim Team is not cleaning the bathrooms and that has to be dealt with – either they clean them or they pay to have them cleaned. Discussion followed as to who is to take trash out from trash cans inside the pool area. Keller is to check with the city about trash carts and Quinn will check the pool contract.

Landscape & Yard of the Month – Shakespeare reported the contract price increase goes into effect February 2021. The Holiday Decorating criteria for 2020 didn't get finalized despite her sending the document around requesting feedback and none was received. Apologies were given to her that the project was not finalized.

Website/Communications – website is up to date at this time.

UNFINISHED BUSINESS

2021 Insurance renewal process – Keller reported applications have been to one broker, Sugar Land Agency, and the current broker has been non-responsive. It is Keller's suggestion the Board consider assigning the Broker of Record letter to Sugar Land Agency based on their responsiveness, once we see what their proposals are compared to the current broker's proposals. Keller was asked to see if the deductible could be reduced to \$5,000 for a nominal

premium increase. Upon motion by Finnigan and seconded by Reichel, Be It Unanimously Resolved to sign a Broker of Record with Sugar Land Agency so they can take over all policies on behalf of the HOA prior to renewal date of 2/10/21.

Political signs and holiday decorations that are still up on properties will receive violation letters.

SLB CIP Grant for the brick wall project – Keller reported there is a Committee meeting with all the finalists' applicants on January 20th. She will attend on behalf of this association and report back.

NEW BUSINESS

Process for handling bids and other service contracts – Officer Conley was asked to spearhead this evaluation given his extensive professional experience in facilities and operations management to help streamline the processes, and develop better and more complete bid specifications and evaluations.

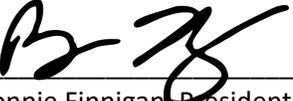
Pool plaster bids – bids will be reactivated for February's meeting for an early March start date.

Tennis Pro proposal – Topspin Tennis TX submitted a proposal to use the courts at Settlers Park for lessons and camps. The Board reviewed the proposal and upon motion by Finnigan and seconded by Conley, it was Unanimously opposed to entertaining this proposal or any proposal of this type at this time for use of the community tennis courts. Keller will notify the contractor accordingly.

NO Open Forum as no residents were present.

Meeting properly adjourned at 9:12pm.

APPROVED:



Bonnie Finnigan, President