

Nottingham Country Community Association, Inc.

Meeting of the Board of Directors

Thursday, August 10, 2023

Pursuant to Article V, Section One, of the First Restated By-Laws of Nottingham Country Community Improvement Association, Inc., the Board of Directors meeting was duly called and held on the above date at the Mason Creek Community Center, located at 20201 Kingsland Boulevard, Katy, Texas 77450.

DIRECTORS PRESENT

Kristen Gilfillan, Vice President

Brittany Severin, Treasurer

Heather Nordhaus, Director

Allen Hess, Director

IN ATTENDANCE

Telee Horacefield, Chaparral Management

Homeowners: forty-nine homeowners were in attendance.

GENERAL SESSION

Director Gilfillan called the General Session to order at 7:16 p.m. with quorum established.

GUESTS TO ADDRESS THE BOARD

Sargant Felix with Precinct 5 Constables was in attendance, reported one case of criminal mischief involving teenagers.

APPROVAL OF MINUTES:

The minutes of the July 13, 2023, meeting was presented to the board for review. Director Nordhaus made a motion to approve the minutes as written. Director Gilfillan seconded the motion. All were in favor.

COMMITTEE REPORTS

Community Relations

Director Nordhaus reported the Back-to-School pool party will be next Sunday. The next community event is will be heavy trash pick up which is scheduled for October. Looking for more volunteers to add to the committee so they can have more events.

Environmental Control

Alleys – the two reported areas in need of repair have been bid and are scheduled for repair in September. The Association has selected a new vendor for this project and is anticipating a long working relationship with them. The savings with the new vendor is significant enough the Board does not feel assessments will need to be raised.

Park

The landscape repaired an irrigation leak, fixed the ruts and removed grass growth in the walking track, submitted a bid for the installation of fresh kiddie mulch for the playground area.

Landscape

Multiple projects have been completed this week; dead tree removal, removal of dead shrubs, cleaning of multiple beds. Several bids for have been submitted for tree trimming and flower bed revitalization.

Deed Restriction

The committee met to discuss desired changes to the Governing Documents, which has been sent to the attorney for review and opinion. This is a work in progress and further updates will be provided in upcoming meetings.

Newsletter

Board is looking into new sources and methods for distributing the newsletter.

TREASURERS REPORT

The July 2023, financial reports were presented for the Board's review.

MANAGEMENT REPORT

Deed Restriction Summary

Management summarized the number of violations entered for the month of July.

RATIFY ACTIONS TAKEN OUTSIDE OF MEETING

The following items were ratified: Concrete repair \$24,180, shrub removal \$1,200, dead tree removal \$850.00, irrigation repair \$850.00

NEW BUSINESS

Appointment of Directors

The Board of Directors voted to appoint the following residents to vacant terms: John Wood, term expiring 12/2024, Steve Andrews, term expiring 12/2024, Terri Cuzadd, term expiring 12/23, and Misty Pierce, term expiring 12/2023

ELECTION OF OFFICERS

Tables to next open meeting

NATIONAL NIGHT OUT

Director Severin discussed the plans for a joined event with a neighboring community which will be located at the church

KIDDIE MULCH

The kiddie mulch proposal for \$2,325.00 was presented. Director Gilfillan made the motion to approve, Director Severin seconded, all in favor, motion passed.

ADJOURNMENT: There being no further business to come before the board, the General Session adjourned at 8:51 pm.

The Executive Session was called to order at 8:55 pm.

Director Severin reviewed the legal status report prepared by Mr. Gainer. The Board reviewed and discussed the collections report prepared by Chaparral, there were 54 properties the Board voted to send to the attorney for further collection action. The Board reviewed and discussed the Deed Restriction report, there were 14 violations sent to the attorney, seven violations were sent an additional letter and 1 violation set to monitor.

The Executive Session was adjourned at 10:02 pm.

ATTEST _____

DATE _____

ATTEST Kristen C. Gillilan

DATE 9/14/23