

Nottingham Country Community Association, Inc.

Meeting of the Board of Directors

Thursday, February 10, 2022

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

David Sander, President
Kristen Gilfillan, Vice President
Don Mach, Treasurer
Erin Slavik, Secretary
Allen Hess, Director
Suzanne Bredlau, Director
Heather Nordhaus, Director

IN ATTENDANCE

Terrie Brown and Cathy Jensen, CMC - Katy
Sgt Felix, Precinct 3 Constables Office.
Homeowners: See attached Sign In sheet

GENERAL SESSION

Director Sander called the General Session to order at 6:32 p.m. with quorum established.

HOMEOWNERS/GUESTS TO ADDRESS THE BOARD

Constables Report

Sgt Felix spoke to the membership present stating there was a decline in the homeless population and issues they've caused. Residents were encouraged to contact the police not the HOA when they see something suspicious. Residents were also encouraged to contact the police for cars parked on the street and/or abandoned vehicles as the HOA can not do anything to solve the issue.

Sgt Felix was requested to check Monkwood, as residents from the apartment complex were now parking there. Discussion followed.

Another resident was instructed to contact the County if they were interested in putting the red blinking lights on stop signs as it was the County's decision whether to proceed or not.

Ms. Tracy Timpanaro was present and distributed a notice on the Proposed Hike and Bike Trail Project from Commissioner Cagle. Director Mach motioned to adopt and move forward with the proposal. Director Bredlau seconded the motion; all were in favor.

Ms. Jeanie Bengel was also in attendance and stated that she would like clarity on the whole swing situation. Director Sander stated that there was a petition going around in Section 10, however that section was not apart of the Nottingham Country (NCCIA) community.

There was further discussion as to the type of swing, agility equipment etc. Director Sander stated that the board was discussing a policy for swings, they were not doing away with allowing swings in the front yards; however, agility equipment when not in use, should be put up. Suggestion was made to include pictures of the type of swings permitted when the policy is put in place.

APPROVAL OF MINUTES:

The minutes of the January 13, 2022, minutes were approved following a motion by Director Bredlau and a second by Director Mach. All were in favor.

COMMITTEE REPORTS

Architectural Report

The Architectural Report was presented in written form by Ms. Brown. Director Hess reported that approximately 16 applications were submitted with all but one being approved.

Community Relations

Director Nordhaus stated that they were working on a spring activity. It was noted that Heavy Trash Day was scheduled for April 9th. Director Mach stated that Custom Scapes would provide two (2) trucks to pick up items from the elderly at a cost of \$500.00 per truck. The first 25 residents to call in will receive pick up. Director Mach motioned to approve the expense. Director Bredlau seconded the motion. All were in favor.

A notice to residents will be sent out on the new Facebook page as well as an eblast from the website and an article in the newsletter.

Environmental Control

Alleys

Director Mach stated that he had driven past the alleys, and they are the best-looking group of alleys they've had in a while. He also stated that there were a few areas that still needed attention. Several areas of curb needs repaired, will need to call Precinct 4 Road and Bridge for those repairs.

Park

Director Slavik reported that the park looked good. Custom Scapes would soon be installing crushed granite on the walking trail and that soccer practice should start soon.

A resident stated that the trashcan closest to the street was overflowing and needed cleaned out.

Landscape

Director Bredlau reported that all the new "free" trees were now installed, ~~and approval was obtained to install bubblers to keep the trees watered.~~

Sylamore

Director Bredlau also noted that the tree for the late Director Wills had been selected. A Mexican ~~Heather~~ will be planted in his honor.

Newsletter

There was discussion in reference to the community newsletter going "online only" and how to get the information out to all residents. Discussion followed.

Yard of the Season

Director Bredlau stated that the next yard would be chosen in spring (early May). Director Gilfillan asked that she get permission to post pictures of the home chosen on the HOA's Facebook page.

TREASURERS REPORT

Director Mach reviewed the January 31, 2022, financial Report stating that the association currently had approximately \$1.7 million dollars in their account. As of the end of January, 82% of residents have paid. Those who have not paid will receive the \$30.00 late penalty and \$15.00 statement charge on February 15th.

Director Mach also stated with interest rates rising, he may open two (2) additional CD's.

There was discussion on why the board didn't raise the assessments to allow for better coverage of the annual invoice costs. Director Mach explained the procedure which the board would need to take to get such increase.

MANAGEMENT REPORT

Management Report

The February Management Report was presented in written form and reviewed by Ms. Brown of Chapparral Management.

Action Item List

The current list was presented in written form, Ms. Brown gave a quick review.

Board Decision Report

The January Board Decision Report was presented for review. Action was taken on two properties.

Collection Decision

No decisions made.

OLD BUSINESS:

Action taken Outside of Meeting

No action was taken outside of the meeting.

Front Yard Playgrounds and Swings

There was additional discussion in reference to the type and number of swings that would be permitted. Directors were encouraged to research and come up with suggestions.

NEW BUSINESS

2022 Meeting Schedule

The meeting schedule for the year 2022 was presented to each director.

Email Voting Policy

There was a brief discussion on how email votes would be handled. Items would be approved via email with a unanimous approval. Director Sander will be responsible for notifying Ms. Brown once a decision has been made.

Board Member Expense Reimbursement

Director Mach motioned to approve processing of the \$100.00 reimbursement checks to each director to help with their gas, cost of paper etc. for the year. Director Bredlau seconded the motion. All were in favor.

Appoint Director to vacant position.

Both Ms. Cynthia Canevaro and Ms. Brittany Severin were present and interested in the open position. Vote was taken by secret ballot with Ms. Brittany Severin being elected.

BIDS & CONTRACTS

Mosquito Fogging Contract

Proposals from two companies were presented for the Board's review. Director Mach motioned to stay with Northwest Pest Patrol. Director Bredlau seconded the motion. All were in favor.


ADJOURNMENT: There being no further business to come before the board, the General Session adjourned at 8:19 pm.

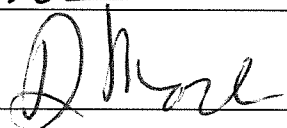
The Executive Session was called to order at 8:20 pm.

Delinquency Report – Don Mach

Director Mach reviewed his Delinquency Report pulled from the Attorney Status Report. No action was taken.

ADJOURNMENT: There being no further business to come before the board, the meeting adjourned at 8:27 pm.

ATTEST  DATE 3/10/22

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