

Nottingham Country Community Association, Inc.

Meeting of the Board of Directors

Thursday, February 9, 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

David Sander, President

Kristen Gilfillan, Vice President

Dor Mach, Secretary

Erin Slavik, Director

Heather Nordhaus, Director

Allen Hess, Director

DIRECTORS ABSENT

Brittany Severin, Treasurer

Suzanne Bredlau, Director

IN ATTENDANCE

Cassandra Perez and Stacy Allen, Chaparral Management

Sgt Felix and Lt Cruz, Pct 5 Constables

Homeowners: Fourteen homeowners were in attendance.

GENERAL SESSION

Director Sander called the General Session to order at 6:30 p.m. with quorum established.

HOMEOWNERS/GUESTS TO ADDRESS THE BOARD

Sgt Felix was in attendance and introduce Lt Cruz who was also in attendance. Sgt Felix reported that there has been an increase in motor vehicle burglaries; most vehicles were left unlocked. He also reported that Identity Theft through the mail is on the rise. The Constables have been interacting with the homeless and ask them to move along. There has been an increase in calls for service regarding suspicious persons. Deputies are to be walking the park in the evenings and signage indicating "Residents Only" is being ordered to place at the park so that the Criminal Trespass can be properly enforced.

A question was raised to Sgt Felix asking what the calls for service areas are for NCCIA. Sgt Felix stated that they are only contracted to service NCCIA. Section 10, the Commercial areas, and the Apartments are not included.

A homeowner discussed the lack of patrol presence on various streets and speeding occurring on Sherfield Ridge as well as Park Bend. Sgt Felix took note of this and will request support from Motor Units to help with the traffic issues.

Other concerns raised included neighborhood watch, the addition of more patrols, options to have patrol presence at various times of day, obtaining an incident report to share with the community, Air BnB's, more communication to the community, and amendments to the governing documents.

Stacy Allen, Deed Restriction Inspector with Chaparral Management was present and introduced herself. She discussed the inspection process and various items that are typically cited. She also stated that if anyone would like to report a possible violation to reach out to CMC so that the violation can be verified, and a letter sent out to the owner.

APPROVAL OF MINUTES:

The minutes of the January 12, 2023, meeting was presented to the board for review. Director Hess made a motion to approve the minutes as written. Director Nordhaus seconded the motion. All were in favor.

COMMITTEE REPORTS

Community Relations

Director Nordhaus stated she received a bid for the memorial from CustomScapes. Director Slavik made a motion to approve estimate #1557 in the amount of \$820.00. Director Nordhaus seconded the motion. All were in favor.

Environmental Control

Alleys

Director Mach reported that there is a bid for repairs of the alley on Withington. Quality Concrete provided two (2) options for repair. Director Mach made a motion to approve option 2 in the amount of \$18,500.00. Director Hess seconded the motion. All were in favor.

Park

Director Slavik reported that there were ants in the park which will be addressed. Per the new law, the association must obtain bids for the landscaping contract since it is over \$50,000.00. The contract is set to expire at the end of April and bids will be obtained for review at the March meeting.

Landscape

No report given.

Newsletter

There was nothing new to discuss about the newsletter.

Yard of the Season

No report given.

TREASURERS REPORT

Director Mach briefly reviewed the January 31, 2023, Financial Report.

MANAGEMENT REPORT

Management Report

The February Management Report was presented for the board's review.

Board Decision Report

The Board Decision Report was presented for review. The board unanimously voted to send Account number 15821326 to the attorney for a deed restriction violation and place a hold on one (1) violation.

OLD BUSINESS:

Director Sander briefly discussed the sidewalk project on Shillington. MUD 346 offered to install a sidewalk on Shillington as a "gift" to the community. A representative spoke to the owners that the project would affect and only half were okay with the project while others were not.

NEW BUSINESS

Heavy Trash Day

Director Mach proposed to hold heavy trash day on Saturday, April 15th. Director Nordhaus will speak with the school and landscaper to coordinate this.

Landscaping Contract Bids

The current landscaping contract is set to expire at the end of April. Per the new law, the Association must obtain new bids for any contract over \$50,000.00 regardless of if they wish to keep the current contractor or hire a new one.

Additional Patrols

Several homeowners have requested additional patrols in the community. Director Mach reached out to Sgt Felix to obtain the cost to add another patrol. Sgt Felix stated that the cost would be \$81,480.00 per year but the addition cannot take place until October once the current contract is up for renewal. A discussion regarding increases in assessments would be needed to obtain an additional patrol. The Association breaks even at the end of each year with expenditures.

BIDS & CONTRACTS

Southern Voltage estimate # 137 was presented to the board for review. The estimate included LED fixtures for the Pavilion, rewiring and replacement of 2 floodlights at the Dominion Monument Sign, and installation of a new light pole in the Rennie Park parking lot totaling \$5,370.00. Director Mach made a motion to approve the estimate from Southern Voltage. Director Nordhaus seconded the motion. All were in favor.

ADJOURNMENT: There being no further business to come before the board, the General Session adjourned at 9:15pm.

Executive Session was not conducted.

ATTEST Kristen A. Yeffell

DATE 3/9/2023

ATTEST D Mach - Sec

DATE 2-9-23