

Nottingham Country Community Association, Inc.

Meeting of the Board of Directors

Thursday, January 12, 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
Don Mach, Treasurer
Heather Nordhaus, Director
Brittany Severin, Director
Suzanne Bredlau, Director
Allen Hess, Director

DIRECTORS ABSENT

Erin Slavik, Secretary

IN ATTENDANCE

Cassandra Perez, Chaparral Management
Deputy Martin, Constables
Homeowners: See attached Sign In sheet

GENERAL SESSION

Director Sander called the General Session to order at 6:31 p.m. with quorum established.

HOMEOWNERS/GUESTS TO ADDRESS THE BOARD

Deputy Martin was in attendance and reported an increase in vehicle break-ins due to the holiday; several vehicles were found left unlocked and items left in view. Mail theft is on the rise through the blue stand alone mailboxes. Deputy Martin also advised that they are monitoring the situation with the homeless and have not seen any new campers in the area. It appears that some have migrated away from the community. Deputy Martin also reported that Sgt. Felix keeps record of the homeless and consistently checks if they have any new warrants.

Director Mach informed Deputy Martin that the constables have been asked to check the park nightly especially when the lights are out to ensure no trespassers are present.

Doug Diehl was present to discuss a sidewalk project on behalf of MUD 346. He stated that the MUD has funding to give back to the community and the MUD is proposing to add a sidewalk on Shillington from Kingsland South to Shillington Court. The sidewalk will be constructed on the 10' county owned land which abuts the curb. A 5' sidewalk would be placed 5' from the curb. There are nine homeowner driveways and two commercial driveways which would be affected. Mr. Diehl was seeking the support of the HOA on this project. After a brief discussion, the board requested to further discuss at a later time and to follow back up with Mr. Diehl on their decision.

APPROVAL OF MINUTES:

The minutes of the November 10, 2022, meeting was presented to the board for review. Director Bredlau made a motion to approve the minutes as written. Director Severin seconded the motion. All were in favor.

COMMITTEE REPORTS

Community Relations

Director Nordhaus is working on the memorial trees and bench which will be installed by the swings at the end of the month.

Environmental Control

Alleys

Director Mach reported that there are some areas that are coming up and are being monitored.

Park

Director Mach reported that the issue with the lights was resolved by replacing the breaker box.

Landscape

Director Bredlau reported that fall color will be replaced in the Spring and dead shrubs have been trimmed back.

Newsletter

Director Mach asked Ms. Perez to check on how many homeowners are registered to the portal in the event that the board decides to send the newsletter out via the portal.

Yard of the Season

Director Bredlau and Director Severin did yard of the season at the end of December.

TREASURERS REPORT

Director Mach reviewed the December 31, 2022, Financial Report stating that the 2023 budget will be incorrect due to coupons not being received to pay for the remaining four 2022 constable contract invoices. These invoices will now be paid in January 2023.

MANAGEMENT REPORT

Management Report

The January 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 three (3) deed restriction violations to the attorney, place one (1) on board hold and place one (1) account on monitor.

OLD BUSINESS:

There was no old business.

NEW BUSINESS

Appointment of Officers

Director Mach made a motion to appoint Director Severin as Treasurer and himself as Secretary. Director Bredlau seconded the motion. All were in favor. The remaining directors unanimously voted to remain in the same positions.

BIDS & CONTRACTS

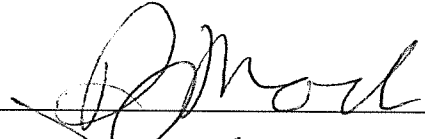

There were no bids or contracts to be reviewed.

ADJOURNMENT: There being no further business to come before the board, the General Session adjourned at 8:12 pm.

The Executive Session was called to order at 8:15 pm.

Director Mach reviewed the delinquency report he prepared from Mr. Gainer's status report.

ADJOURNMENT: There being no further business to come before the board, the Executive Session adjourned at 8:28 pm.

ATTEST 
ATTEST 

DATE 2-9-23
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