

# Nottingham Country Community Association, Inc.

Meeting of the Board of Directors

Thursday, July 14, 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  
Erin Slavik, Secretary  
Don Mach, Treasurer  
Allen Hess, Director  
Heather Nordhaus, Director  
Brittany Severin, Director  
Suzanne Bredlau, Director

## **IN ATTENDANCE**

Cassandra Perez, Chaparral Management  
Sgt. Staton, 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**

Sgt. Staton was in attendance and reported that there were sixteen alarm calls, three animal calls, one burglary of motor vehicle, and five family disturbance calls.

Mr. Cahill addressed the board regarding a letter he received for a window unit. He stated it was in the window for four years and became visible once the dead shrubbery covering it had to be trimmed back. Mr. Cahill asked if he could keep the window unit in place as he has been utilizing it daily. The board stated that a letter will be sent if the window unit is visible from street view.

Another owner discussed that there are some things on the community website that need to be updated and asked if similar information can be reflected in the community portal.

## **APPROVAL OF MINUTES:**

Director Bredlau made a motion to approve the June 16, 2022, meeting minutes without correction. Director Mach seconded the motion. All were in favor.

## **COMMITTEE REPORTS**

### *Architectural Report*

The Architectural Report was presented to the board for review. Director Sander reported that there have been many applications received and approved in a timely manner with the help of the ACC Committee.

### *Community Relations*

Director Nordhaus reported that lifeguards have been scheduled to be present at the pool party on August 8, 2022. Director Mach stated that he has been getting pricing on pizza. A "save the date" flyer will be posted to the community FaceBook page.

Director Nordhaus stated that there are weeds and rocks in the volleyball sand which makes it difficult for people to play. She also requested brighter lights to be installed at the volleyball court. Director Mach suggested to contact Hermes with

CustomScapes to address the weeds and to reach out to the Electrician to see what it would cost to add LED bulbs in the existing light fixtures.

#### *Environmental Control*

##### *Alleys*

Director Mach reported that Quality Concrete will be starting the project on Brenwick Ct and will be addressing the curbs that have rebar sticking out of them.

##### *Park*

Director Slavik had no further items to discuss.

#### *Landscape*

Director Bredlau spoke with Hermes who reported that there are various trees and shrubs needing to be trimmed. It was also mentioned that two of the monuments need to be power washed. One Bradford Pear on Hardwick is falling and needs to be removed. Director Mach advised that it is not a good time to trim the trees.

#### *Newsletter*

Director Servin requested to add COVID reminders in the newsletter with the recent spike in cases.

#### *Yard of the Season*

Director Bredlau stated that she will be doing Yard of the Season in August.

### **TREASURERS REPORT**

Director Mach reviewed the June 30, 2022, Financial Report stating that the Association is in good shape and on schedule with the budget. There are two (2) cd's up for renewal this month, Director Mach and Director Sander will go to the bank to renew next week.

Last chance letters were mailed out to all delinquent owners on July 11, 2022.

### **MANAGEMENT REPORT**

#### *Management Report*

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

#### *Board Decision Report*

The May Board Decision Report was presented for review. The board unanimously voted to send three (3) deed restriction violations to the attorney, clear four (4) violation, recycle six (6) violations, and monitor one (1) violation.

### **OLD BUSINESS:**

There was no old business to discuss.

### **NEW BUSINESS**

#### *Half Fences*

Director Sander mentioned that he has noticed many half fences being utilized across driveways throughout the community. They appear to be temporary fences to allow children to safely play in the driveway. The board discussed and agreed that these fences are okay as long as they are put up after each use.

### **BIDS & CONTRACTS**

#### *Insurance*


Ms. Perez reported that the insurance companies are still working on their bids. The current insurance company provided a renewal quote but there was incorrect information on it. Ms. Perez asked to have it corrected. Director Sander stated that the board will have to review the quotes and make a decision via email because the insurance will be expiring on August 1, 2022.

**ADJOURNMENT:** There being no further business to come before the board, the General Session adjourned at 7:42 pm.

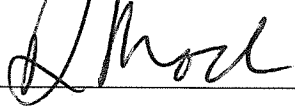
The Executive Session was called to order at 7:45 pm.

Director Mach reviewed the delinquency report he prepared from Mr. Gainers status report.

**ADJOURNMENT:** There being no further business to come before the board, the Executive Session adjourned at 7:56 pm.

ATTEST 

DATE 10/13/22

ATTEST 

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