

Nottingham Country Community Association, Inc.

Meeting of the Board of Directors

Thursday, June 15, 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

Brittany Severin, Treasurer

Heather Nordhaus, Director

Allen Hess, Director

DIRECTORS ABSENT

Don Mach, Secretary

Suzanne Bredlau, Director

IN ATTENDANCE

Telee Horacefield, Chaparral Management

Homeowners: Twenty homeowners were in attendance.

GENERAL SESSION

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

HOMEOWNERS/GUESTS TO ADDRESS THE BOARD

Precinct 5 Constables were not in attendance.

Topics discussed included homeowners concerned with the lack of patrol presence, calls for service not being reported on the constable report and lack of engagement from the constables patrolling the community. Other topics included loose dogs and the possibility of restricting aggressive breed dogs, Air BnB's, entrance landscaping, monuments needed to be cleaned, and the ownership of the Alleyways.

Director Mach explained that many years ago, Kickerillo attempted to transfer ownership of the alleyways to the County and the County did not want ownership because they were substandard therefore, the HOA was left responsible for the alleys, and it was eventually deeded over to the HOA. The board unanimously agreed to further investigate this matter and see if the County would be willing to take ownership of the alleyways with the assistance of Mr. Shiffauer, a volunteer homeowner. Mr. Shiffauer read an email received from the Commissioner's Office stating that if the HOA approves to donate the alleys to the County, the HOA will need to send a signed resolution to the Commissioner's Office.

APPROVAL OF MINUTES:

The minutes of the April 4, 2023, meeting was presented to the board for review. Director Mach made a motion to approve the minutes as written. Director Bredlau seconded the motion. All were in favor.

COMMITTEE REPORTS

Community Relations

Director Nordhaus reported that the Easter Egg Hunt had a great turn out and she received positive feedback from homeowners. The next events to be scheduled are a fourth of July parade and the back-to-school party in August.

Environmental Control

Alleys

Alleys were discussed during the open forum.

Park

No report given.

Landscape

Director Bredlau reported that pink and purple seasonal color was installed at the park and entrances. Indian hawthorns will be removed and replaced with hardy plants which will withstand the weather.

Newsletter

No report given.

Yard of the Season

No report given.

TREASURERS REPORT

The April 30, 2023, financial reports were presented for the Board's review.

MANAGEMENT REPORT

Management Report

The May Management Report was presented for the Board's review.

Board Decision Report

The Board Decision Report was presented for review. There were six (6) accounts needing board action. The Board of Directors unanimously voted to approve closing one (1) violation, sending XN5554683 and XN7701819 to the attorney, and placing a Board hold on three (3) violations.

OLD BUSINESS:

Deed Restriction Committee Updates

Director Gilfillan was not present to provide an update.

NEW BUSINESS

Discussion of Possible Conveyance or Dedication of Alleyways to Harris County and Possible Acceptance of Alleyways for Maintenance by Harris County

Director Mach read a resolution for the alleyways composed by the Association Attorney, Michael Gainer. Director Mach made a motion to approve the resolution. Director Nordhaus seconded the motion. All were in favor.

Management Contract

Director Mach stated that Director Severin met with Chaparral to discuss the contract renewal and was provided with a copy of the new contract for review. Director Mach proposed that all Board members read over the contract and make note of any questions they have to be addressed with Chaparral prior to voting on the approval of the contract in July.

ADJOURNMENT: There being no further business to come before the board, the General Session adjourned at 8:25 pm.

The Executive Session was called to order at 8:37 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 8:44 pm.

ATTEST _____

DATE _____

ATTEST _____

DATE _____