

# **Nottingham Country Community Association, Inc.**

Meeting of the Board of Directors

Thursday, October 14, 2021

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**

Don Mach, President

David Sander, Treasurer

Allen Hess, Director

Erin Slavik, Director

## **ABSENT**

Kristen Gilfillan, Director

Suzanne Bredlau, Director

## **IN ATTENDANCE**

Terrie Brown and Cathy Jensen, CMC - Katy

Deputy Flores, Precinct 3 Constables Office.

Homeowners: See attached Sign In sheet

## **GENERAL SESSION**

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

## **HOMEOWNERS/GUESTS TO ADDRESS THE BOARD**

### *Patrol Report*

Deputy Flores was in attendance to review the patrol status. Deputy Flores stated that Sgt Felix was unable to attend as he was working on clearing out one of the nearby homeless camps. She went on to state that there had been a burglary of a habitat and that an individual had been arrested with charges pending. There was a brief discussion on the home on Walworten, noting that there is no activity to date.

Mr. Len Forsyth, MUD Board Member, was in attendance to brief the membership in relation to the upcoming bond election. The election will be used to get the bonds authorized so when they are needed, they can sell them to raise funds to update the sewer system infrastructure. Discussion continued with Mr. Forsyth stating that Kingsland to Fry is the oldest section and the lines were beginning to fail.

Also noted by Mr. Forsyth was that the water meter program had been completed with all meters being changed to electronic making them more efficient and allowing residents to see their usage online.

## **MINUTES:**

Director Sander motioned to approve the minutes from the September 9, 2021, meeting without correction. Director Slavik seconded the motion. All were in favor.

## **COMMITTEE REPORTS**

### *Architectural Report*

The Architectural Report was presented in written form by Ms. Brown for the board's review.

### *Community Relations*

Director Slavik stated that heavy trash day would be Saturday, October 16<sup>th</sup>,

and that residents were notified on Next Door, Facebook and by Eblast. Director Mach stated that Hermes with Custom Scapes had received approximately 30 calls for pick up, which related to 3 trailer loads of trash/debris costing approximately \$500 per trailer.

Director Slavik reported that the “library” at the park had been completed and that she was going to see if she could get a write up on it for the next newsletter. Director Slavik will submit the receipt for materials to the association.

#### *Environmental Control*

Park  
Director Slavik reported that Custom Scapes would be changing over to the winter schedule soon and that the irrigation would be cut back. It was also noted that the park needed to be treated for ants.

#### *Alleys*

No report was given.

#### *Landscape*

Due to Director Bredlau’s absence, no report was given.

### **TREASURERS REPORT**

The September 2021 Financial Report was presented in written form for the board’s review. Director Mach stated that they were over budget on expenses, including landscape. Two (2) CD’s were coming up for renewal, Director Mach and Director Sander will look into having them renewed.

### **MANAGEMENT REPORT**

#### *Action Item List*

The current list was presented in written form, Director Mach gave a quick review.

#### *Board Decision Report*

The September Board Decision Report was presented for review. Seven (7) property violations were discussed. Four (4) violations were recycled, two (2) violations were approved for action by the attorney and one (1) violation was cleared. All action taken was approved after a motion from Director Sander and a second by Director Slavik. All were in favor.

### **OLD BUSINESS:**

#### *Action taken Outside of Meeting*

No action was taken outside of the meeting.

#### *Annual Meeting & Election*

The updated meeting notice, instruction form, and candidate form were presented for review. Ms. Brown stated that the items presented would be sent to the printer around the 25<sup>th</sup> of October. Items were reviewed one nominee was added to the notice, final cut off will be October 20<sup>th</sup>.

#### *2022 Preliminary Budget and Assessment Rate*

The Preliminary Budget was provided in written form for the board’s review. Director Sander motioned to approve the budget as presented. Director Hess seconded the motion. All were in favor.

The assessment rate will remain the same, \$300.00, as the association is currently unable to increase it.

### **NEW BUSINESS**

#### *Boot Camp, Katie Comer*

The board reviewed an email received by a resident referencing a “boot camp” she was holding in the community park. There was a brief discussion with the board stating that no business can be run from community property as it is a liability to the association.

#### *Boy Scout Flags*

Discussion was brought up in reference to the Boy Scouts, Flags Across America program that Ms. Brown had emailed the board about previously. The email stated that flags had been installed in the community in 2019 and 2020 however, due to some changes in leadership, no invoice had been sent out. The troop was asking for payment of the past two years as well as the 2021 year at a cost of \$1,200.00 per year. After discussing it was determined they would not continue with the flags and that, unfortunately they do not remember if the flags had been installed in 2019 and 2020 therefore, they could not retroactively pay them without confirmation. Ms. Brown will see if there was a contract/agreement of some sort signed for those two years.

*Delinquency Report – Don Mach*

Director Mach reviewed accounts still owing for the 2021 assessments. No action was taken.

**ADJOURNMENT:** There being no further business to come before the board, the General Session adjourned at 7:45 pm.

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