

Nottingham Country Community Association, Inc.
Meeting of the Board of Directors
Thursday, July 11, 2019

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
Allen Hess, Vice President
Scott Murphy, Secretary
Robert Wills, Treasurer
Horace Davies, Director
David Sander, Director
Suzanne Bredlau, Director
Kathryn O'Brien, Director

DIRECTOR ABSENT

IN ATTENDANCE

Terrie Brown, SCS Management Services
Homeowners: See attached Sign In sheet

GENERAL SESSION: Director Mach called the General Session to order at 6:32 p.m. Quorum was established.

MINUTES: The minutes of the Board Meeting held on June 13, 2019 were reviewed. A motion was made by Director Wills and seconded by Director Sander to approve the minutes as presented. All were in favor.

HOMEOWNERS/GUESTS TO ADDRESS THE BOARD

Ms. Gina Calanni addressed the board announcing an upcoming Town Hall meeting for the area, to be held Tuesday at 6:00 PM.

Mr. Sadler was present for a hearing before the board in reference to a violation for a commercial vehicle. After discussing the vehicle the board was in agreement to clear the violation.

SUMMARY OF EXECUTIVE SESSION

During the Executive Session of the June 13, 2019 Board Meeting the current Board Referral list was presented and reviewed with action taken on several properties. Also reviewed were the current collection status reports.

COMMITTEE REPORTS (as presented):

Architectural Review

Director Hess reviewed the July Architectural Review Report stating that there were numerous applications submitted for the usual items such as roof replacement and fence repair. There were no submissions for painting the home or window replacement.

Community Relations

Director O'Brien reported that the July 4th parade, sponsored by the Mom's Club, was a success with approximately 200 people in attendance. Director O'Brien suggested that the HOA help next year with financial support.

The next activity is scheduled for August 8, 2019 and will be a pizza party at the pool. Director O'Brien will send out an e-blast to the residents.

Environmental Control

Alleys

Director Wills stated that alleyway repairs were off by a few weeks but there are currently no crisis repairs.

Parks

Director Davies stated that they were currently doing some tree and hedge trimming but nothing else was going on.

Landscape

Director Bredlau asked that the board send her addresses for any yards in their areas they felt were in outstanding condition.

Director Mach reported that Custom Scapes had submitted a bid in the amount of \$450.00 for irrigation maintenance; the bid needs to be reviewed to make sure all items are included.

Newsletter

Article suggestions for upcoming newsletter were made as follows: Pool Party, put trash cans away, Back to School,

Website

Director O'Brien announced that the website was going well, however they need to do another e-blast about the website to get more viewers.

MANAGEMENT REPORTS:

The Management Reports were presented in written form and reviewed by the Board.

FINANCIAL/TREASURER'S REPORTS

The Financial Report for June 30, 2019 was presented in written form for the Boards review. Director Mach gave a brief review.

Director Mach and Director Wills will meet to discuss the ICON CD that is coming up for renewal.

ACTION ITEM LIST

The Action Item List was presented in written form and reviewed by the Board.

OLD BUSINESS:

Director Mach stated that an email had been received by a resident complaining about the fence on West Greenhouse that needed repair. The board will review fence and make a determination on steps to correct.

NEW BUSINESS

Director Hess stated that the community was older, being built in the 80's and that the landscaping was also older and needed taken care of and/or replaced in several areas, notably the cul de sac on West of Prince. The board was asked to look at this area and see what could be done to improve it.

Director Willis suggested something be done with the vacant lot. Discussion followed. Director Mach stated it had been there for approximately 30 years and had no utilities on it. Discussion tabled.

A resident asked if anything would be done with a home on Laurel Lock that was totally overgrown and had poison ivy growing over into her yard. Resident to give address to Director Mach.

Director Mach announced that the association was being sued by a resident along with himself personally, discussion followed.

Ms. Brown presented two Board Member Questionnaires received at SCS for the board to review. After discussion it was determined that Director Murphy was still in the community and until such time as he sold his home, he is eligible to serve on the board. Questionnaires will be held for future use.

EXECUTIVE SESSION: The meeting was convened from the General Session at 6:55 p.m. The Executive Session was called to order at 7:00 p.m.

LEGAL LIAISON REPORTS:

Director Mach reviewed the attorney status report as well as several reports he had put together for the meeting.

DEED RESTRICTION REPORTS:

The Board reviewed the Board Referral List dated of June 28, 2019. Three (3) properties were authorized for further attorney action, violations were cleared on another three (3) properties and two (2) properties were put on "Board Hold". All were in favor of the action taken.

ADJOURNMENT: There being no further business to come before the Board, Director Wills made a motion to adjourn the meeting at 7:30 p.m. Director Murphy seconded the motion. All were in favor.

ATTEST _____

DATE _____

ATTEST _____

DATE _____