**HEATHLAKE COMMUNITY HOA BOARD MEETING**

**MINUTES OF MEETING**

**SEPTEMBER 21, 2022**

1. Executive Session (Full Board Present)
	1. Pending DR Issues – Discussed and Deferred Pending Promised Compliance.
	2. Capital Plan Discussion – Immediate capital issues were discussed, and priority set for Clubhouse roof, fence, and foundation, in that order. Capital Plan Committee Formed to review preliminary bids, streamline same as needed to meet budget, and to obtain best possible quotes. Resident and ACC Member Mr. James Healy Unanimously Appointed as Chairman – Report Date Set as ???.
2. Mr. Read introduced Mary Nan Huffman, Houston Council Member, District G, and her continued desire to serve. The Boaerd expressed our thanks to her for her involvement in the projects benefitting our community. Given her background, a licensed lawyer and former prosecutor, she expressed her emphasis on crime prevention, particularly that against children. She also wishes to open a Houston Police Department Storefront near us to protect/serve She advised the Kendall Library will reopen on October 15, 2022. Her contact information remains districtg@houstontx.gov.
3. The President called the meeting to order at 7:18 PM. Twenty residents were present in addition to the full Board.
4. Reading the of the May 2, 2022 General Meeting Minutes was waived, and they were unanimously approved (Enclosure 1).
5. Reports of Board Actions Between Meetings
	1. The Deed Restriction Amendment and Vote Results Related to the Prohibition of Temporary Rentals was reported and published (Enclosures 2-4). DR Committee Chair Ms. Kathy Clarke provided a detailed briefing and answered questions on same.
	2. Mr. Read reported that the Board voted unanimously to replace speed bumps on Carriage Hill, as that or removal were the only options given by the City.
	3. Mr. Read reported the unanimous approval to amend Texas Pride Contract to include penalties for failure to perform.
	4. The Board reported on the majority vote to approve the Amenity and Sharing Agreement with Country Village, with Mr. Nelson as the sole dissenter. Mr. Banes advised that this was approved by our insurer at no additional cost. Some concern was expressed by members why this was not put to full community vote. Mr. Read and Ms. Mamadova explained that this was a one-year trial, and that it may be a good source of revenue to cover much needed expensive and deferred repairs for the Clubhouse Roof, Fence and Foundation. The Board expressed a willingness to put this out to members in a poll before any permanency is established.
6. Board Reports
	1. Treasurer Report – Mr. Trahan provided a presentation along with budget status, and reported that removal of the Constable contract has placed our budget in a position where we may be able to cover at least one of the necessary capital expenditures without dipping into the Capital reserves (Enclosures 5-6). The members present and some Board members expressed the desire that dues not be raised this year.
	2. Landscaping Proposal – Mr. Carlton Jones provided pictures and updated everyone on the progress of the landscaping project, and that it would proceed for the remaining cul de sacs in the fall once the weather cooled.
	3. Repairs – Mr. Trahan briefed the members on the preliminary bids for the necessary Capital Projects at the Clubhouse ($23K for the roof repairs; $23K for the fence repairs; $8K placeholder for the foundation repairs).
		1. Mr. Banes reported that the Insurance Claim For Roof had been denied – the detailed report emphasized a lack of coverable damage due in large part to normal wear and tear of the old original roof, as well as private and nonpermitted patchwork repairs done historically.
	4. Security Update – Ms. Mammadova updated members on the effectiveness of the State Patrol, and a briefing was made by Lieutenant Joshua Reed of State Patrol. The entire contingent of State Patrol was present and introductions were made. The vacation watch procedure is now on our website, as well as State Patrols ([www.statepatrolservices.com](http://www.statepatrolservices.com)) and accessible. Lieutenant Reed explained that vacation watch involves and actual check of premises, and not just a drive-by. Lieutenant Reed also advised that they had access to the Flock Cameras and were watching for specifics and patterns. Many in the neighborhood expressed that they had seen State Patrol operating at various times and were pleased. Some members asked when their times of patrolling were, and it was emphasized that these times vary to keep the criminals guessing but are intended to be every day. Lieutenant Reed also emphasized that they all carry guns and can protect people and property, and arrest in place and wait for HPD. Both Ms. Mamadova and Lieutenant Reed emphasized that the correct number for emergencies, which is manned 24/7, is to first cla 911 and then their number, **(346) 441-1989. SP will most likely get there first.** Members can also report issues and ask questions at jr@statepatrolservices.com.
	5. ACC – Bryant Banes & Fred Graves – ACC Reported that Efforts are ongoing to reach happy medium with Graham enforcement issues.
7. Announcements/Updates
	1. Mr. Read and Evelyn provided the social updates.
	2. Trail Issues – Mr. Banes introduced Mr. Brad Moore and Member Ms. Tracy Dorrington. Both are working as the only two private representatives with the County Flood Control District and Commissioner's Court to find a compromise between the walking nature lovers and the bike riders who are adding concrete ramps and impairing trees on the Anthills trails rights next to us.
		1. Family Ride – Mr. Ben Drews, GHORBA ([www.ghorba.org](http://www.ghorba.org)), responded and expressed the view point of the bike riders. He added respectful debate to the issue, although both sides expressed the difficulty of reaching a workable solution among some contingents.
		2. Mr. Banes added that recent actions by the Flood Control District had added issues, and that the matter at present has very little representation from Community Associations because the Flood Control District has disallowed their participation in the debate. We will continue to monitor through Ms. Dorrington.
8. A Motion to Adjourn was heard and approved shortly after 9:00 PM.