



16000 Barkers Point Ln. #250

Houston, TX 77079

281-531-0002

www.realmanage.com

DATE: March 18, 2025
TIME: 5:00 PM
PLACE: Virtual via Microsoft Teams

1. **OPEN SESSION** called to order at 5:05pm and immediately recessed into Executive Session.
Board Members Present: Jason Baumeister, Katie Clarke, Melinda Freisleben, Rick Kruger, Brenton Spry, and Michael Vaughn

Board Member Absent: David McFarland

RealManage Representatives Present: Melissa Bessey and Cherita Tarver

Executive session recessed at 6:30pm.

2. **OPEN SESSION RECONVENED** at 6:42pm.

EXECUTIVE SESSION SUMMARY – The Board considered delinquent accounts, open deed restriction violations, and updates on cases with the attorney. No executive action was taken.

3. **APPROVAL OF MINUTES:** February 18, 2025. Brenton Spry made a motion to approve the minutes of the February 18th Organizational Meeting. Katie Clarke seconded the motion; motion carried 6:0.

4. **FINANCIAL REPORT** - Account Balances as of 3/12/2025

Operating Fund Balance: \$ 242,311

Operating Recreation Fund: \$ 18,538

Wells Fargo CD \$1,013,048

Replacement Fund Balance \$ 97,989

Delinquency Breakdown as of 3/12/2025 (Details in Executive Session)

Total Delinquent: \$51,110 (85 homeowners)

5. **COMMITTEE REPORTS - Limited to 5 minutes each**

a) **Parks and Recreation Committee – Chair David McFarland** – New basketball nets will be installed soon.

b) **Traffic and Safety Committee – Chair Brenton Spry** – Best practice is to move the flashing speed sign every 3 months, so the sign will be moved again soon.

c) **Communication and Public Relations Committee – Chair Kaite Clarke** – The message board at the mail kiosk has been updated. Plexiglass on that message board will be replaced. Volunteers are needed on committees. There is a plan to update the email addresses in the system. Minutes will be posted on the message board at the mail kiosk.

Upcoming events:

i. 4/12/25, 8am-noon Community Garage Sale

ii. 4/19/25, 9am-11am, Easter Egg Hunt

d) **ACC Report – Chair Melinda Freisleben** – There were 20 applications reviewed and approved by the committee between 1/21/25 and 3/14/25. Currently, 4 applications are under review. Residents are encouraged to use SSHCA.com for AC guidelines, AC application form, and for gate tag forms.

e) **Maintenance Committee – Chair Michael Vaughn** – A list of Association assets is being drafted. Property owners are encouraged to send maintenance requests to the committee or to RealManage. Volunteers are needed for maintenance workdays.

- f) **Gates Committee – Chair Rick Kruger** – Met with Gates in Motion to address technology problems of aging equipment and behavior problems of drivers damaging equipment. The Board approved a bid by Gates in Motion to replace access controllers.

6. RATIFICATIONS - none

7. OLD BUSINESS

- a) Pool Replastering – bids that were gathered in the fall have expired. A scope of work will be developed to request uniform bids. The pool will most likely not be replastered until after the 2025 swim season.
- b) Pool Construction/Architect - no update. This project is not in the budget for 2025.
- c) Star Protection – three core officers are doing a good job. A 4th guard is in training.
- d) Gate Sentry Update – visitor access app allows owners to control their own guest list.

8. NEW BUSINESS

- a) Announce Board Officers for 2025
 - i. President, David McFarland]
 - ii. Vice President, Michael Vaughn
 - iii. Treasurer, Jason Baumeister
 - iv. Secretary, Katie Clarke
 - v. Director, Rick Kruger
 - vi. Director, Brenton Spry
 - vii. Director, Melinda Freisleben

9. HOMEOWNER FORUM – Owners asked questions and shared concerns with the Board.

10. ADJOURNMENT & SET NEXT MEETING

There being no further business, Melinda Freisleben made a motion to adjourn. Rick Kruger seconded the motion. Meeting adjourned at 8:10pm. The next Board Meeting is April 15, 2025