

# Londonderry Board Meeting Minutes – December 2022

8331 London Way Dr. Spring, Texas 77389

December 13, 2022

**Board Members Present:** TC Munoz, Curt Williams, Cheryl Thomas, Matt Crager, Maria Shaver, Jennifer Joines, Robert Downey

**Homeowners Present:** Trefor Hay, Bret Schriver

## **Proceedings:**

- Meeting called to order 6:49 p.m.
- November meeting minutes – reviewed, motioned to accept; 2<sup>nd</sup>, no discussion & approved as read.

## **Treasurer's Report:**

- Journal entry at end of year to fix any miscategorized entries.
- 209 letters sent out to past due homeowners, total of 38 letters; 6 paid in full, 2 on payment plan, 1 sent in money without payment plan (Maria to get a signed payment plan).
- 2023 HOA assessment dues were invoiced via mail & email.
- Received notification from old homeowner that they would pay the outstanding past due HOA assessments even after sale of home with proceeds.

Meeting stopped at 7:00pm to hear from homeowner for sound-off. Homeowner stated intentions and left the meeting.

Meeting resumed at 7:04pm

## **Committee Reports:**

- ACC:
  - Fence pickets replacement, ended up being the entire fence (approved)
  - New siding & paint (approved)
- Children's Committee:
  - Children's Christmas party to be held 12/17
- Clubhouse:
  - 5 rentals, HOA election and upcoming Children's Christmas party.
- Deed Restrictions:
  - Initial 1<sup>st</sup> letters sent out to homeowners with trailers, campers in driveways.
- Security Committee:
- Project Committee:
  - broken swing in playground was cut down
  - swim team shed door needs to be repaired, Matt to repair this coming Saturday.
- Swim Team: Received notice from current Bolts president stating that they have moved from Londonderry and wanted to state she would still like to be president. Also, the Bolts will attend the January HOA board meeting.
- Welcome Committee:

## **Old Business:**

- Several items tabled until 2023 includes: camera doorbell, new tables & chairs (new budget), completion of clubhouse rules, solar screens for clubhouse, land line for clubhouse
- TC contacting Mr. North to schedule a conference call to go over details we need answers and ask more questions. To schedule December 22.
- Cheryl to reach out to Mr. Wilson to get him set up to assist with Architectural Committee.
- Additional meeting with a contractor for pool repairs on Wednesday, December 14.
- TC received call from pool management company stating pool pump motor is bad and needs to be replaced. Received a quote for \$1,435 to replace. Matt made a Motion to accept this quote from Aquatic on December 8, 2<sup>nd</sup> and approved unanimously.

- Discussion on creating a “Social Events” Committee to combine childrens, adults and seasonal committees. Discussed the possibility of concerns of comingling funds between committees and more discussion about budgets. Motion to take no action, seconded and passed 6 to 1.
- Christmas lights have been installed on clubhouse.

**New Business:**

- Christmas/Holiday lights competition. Matt to coordinate getting judges. Prizes to include Kroger gift cards for 1st place \$100; 2<sup>nd</sup> place \$50; 3<sup>rd</sup> place \$25 to be awarded at the January HOA board meeting on January 10, 2023. Cheryl to send out notice to neighborhood via email and disclaimer that there will be a vehicle driving slowly through the neighborhood.
- Discussion on how to place liens on homes with any past due amounts and any processes we need to file with courts regarding liens and releasing liens upon payment. Will discuss more details in January.
- Motion to replace the sprinkler rain sensors at the entrance and clubhouse, cost of \$180. 2<sup>nd</sup>, and passed.
- Curt to work on letter we received regarding picture in newsletter.
- Discussed the clarification on large expenditures, and based on Sec 8.01, since we are getting bids on a pool repair and not changing the pool completely, this would be covered under a board vote. TC to verify this possible issue with Mr. North.
- Discussion regarding the pool being open during the year for adults to swim with a signed waiver, but still need to verify any liability with Mr. North. Also need to verify with the pool management company on possible costs. Motion to table, 2<sup>nd</sup> and approved to table.

**Meeting Adjourned @ 8:11 p.m.**