

Londonderry Board Meeting Minutes – January 2019  
8331 London Way Dr. Spring, TX 77389  
January 8, 2019

**Board Members Present:** *TC Munoz, Cheryl Thomas, Matt Crager, Dave Rush, Curtis Williams & Maria Shaver*

**Homeowners Present:** Amanda Ladue

**Proceedings**

- Sound off 7:01pm  
Homeowner, new to neighborhood, asked about remedies for stray cats near her house. We suggested she call Animal Control or install some kind of electric fence to her fence line.
- Board Meeting called to order 7:21pm
- Last month's meeting minutes reviewed, read and APPROVED.

**Treasurer's Report**

- Treasury report was read by Maria and APPROVED.
  - Maria said that 7% of homeowners that have paid their dues have used the credit card option. Matt asked about the difference left over from 2018, not including the 2019 HOA dues that were paid in 2018.
  - Maria clarified the amount unapplied.
  - Maria cancelled Worker's Comp insurance and was trying to recoup the difference from the insurance company.

**Committee Reports**

- ACC & Deeds Restrictions Committee
  - Homeowner emailed about her missing ACC form for her paint approval. Received a 2<sup>nd</sup> copy via email and approved.
  - Deed violation routes/streets were given to the board to monitor. Letters were sent out for a few violations.
- Clubhouse
  - Clubhouse is fully booked through April.
  - Children's Easter Egg hunt is scheduled for April 21st
- Newsletter
  - Sending out a short letter to residents that we currently do not have emails on file.

**Old Business**

- Acquire LHOA equipment (laptop, external drive, printer, etc) – TC and Dave working on.
- Community Entrance
  - Monument Sign – Matt and Cheryl scheduled to paint sign next weekend on Sunday, January 13<sup>th</sup>.
- Security Lighting & Cameras –
  - Dave installed one camera in the clubhouse conference room facing the parking lot.
  - Dave to install a 2<sup>nd</sup> camera inside the clubhouse to cover the back doors facing the pool deck.
- Pool Canopy – waiting to hear about different pricing on a different type of material
  - Looking for a solid patio cover for pool area
  - Dave emailed pictures of a different kind of canopy, but it was discussed and was too expensive.
- Pool Access, keyless entry – received quote for new access panels and cards. The quote covered entry to the pool, clubhouse and tennis courts.
  - We discussed the need for a new gate at the tennis court in order to be locked correctly with the new access system.

- Clubhouse entry would still have a key lock for back up entry in case of power outage.
- New access cards would eliminate pool bands to be distributed.
- Matt and Dave to get bids for a new gate/door for tennis court entry.
- The quote also included installation of cameras and it was discussed that we would not accept that part of the quote.
- Discussed the need to put procedures together, at a separate meeting, for residents to use the new access key card.
- Motioned and passed to accept bid for new pool, clubhouse and tennis court entry system.
- Flag pole – Dave contacted another flag pole company for prices.
  - Installation is not included in cost of the flag pole.
  - Discussed moving flag poles location from front of neighborhood at the monument sign to in front of the clubhouse. Then moving the Klein Oak flags to the front of the neighborhood.
  - Tabling until next month to get a finalized proposal

### **New Business**

- Dave to fix Slack access for Curt. He still didn't have access to all of the messages.
- Swimming pool bid – went up for 2019 due to extra days in the schedule.
  - Matt recommended a meeting with the pool company before we sign the contract.
  - TC to schedule a meeting with Royce & David and the board members.
  - Pool policy updates to be discussed after new key access system is installed.
- Noack Landscape – Cheryl to get a new bid.
  - Maria asked about revamping entrance. It was discussed that our landscape bid would be lower due to the change from annual flowers to perennial plants.
  - Get bid on removing the huge concrete flowerbed in front of clubhouse. Cheryl to ask Noack for bid

### **General Discussion & Additional Business**

- Board Member responsibilities – to be tabled until next month
- Bids on replacing wrought iron fence around the pool area – tabled until next month
- Maria to take over the Welcome Committee
- TC needed clarification on an invoice from Wood Electric. Pulled all of the invoices and went over the amounts and it was discussed that the amount was lower than the original bid on the security and Christmas lighting package.
- Upcoming calendar of events – tabled until next month

**Adjournment Time 8:45pm**