

# Londonderry Board Meeting Minutes – June 2023

8331 London Way Dr. Spring, Texas 77389

June 13, 2023

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

**Homeowners Present:** Esmeralda Cazerias

## **Proceedings:**

- Meeting called to order 7:08 p.m.
- May board meeting minutes – reviewed, motioned to accept; 2<sup>nd</sup>, no discussion & approved as read.

## **Treasurer's Report:**

- Report given, discussion.
- Maria to adjust budget due to past capital improvements.

## **Committee Reports:**

- ACC:
  - No new requests
  - Still waiting on additional detailed documents on room addition on Arbroath Ct.
- Children's Committee:
  - Update on End of School party, we had pizza, snocones and lots of swimming.
- Clubhouse:
  - 4 rentals; swim team end of season awards
  - Rental checks need to be directly from homeowners.
- Deed Restrictions:
  - Added new wording to deed letters to state that non communication or outstanding violations may have Access card turned off access to amenities.
  - Habitual offenders process to include sending to attorney after 2<sup>nd</sup> violation notice for same violation.
- Security Committee:
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- Project Committee:
  - Need large new toilet paper roll holders installed in outside bathrooms.
  - Graffiti being removed from slide by Stephanie.
  - Large electrical panel to be scheduled for full replacement in the next 2 weeks.
  - Pool deck punch list completed. Jennifer called company to have them come fix plaster debris in baby pool and entrance steps.
- Swim Team:
  - Swim team asked to keep the practice hours at 11am for one more week. Board discussed and TC to let them know that they must be out at 9:30am, so we can open the pool at 10am to the residents.
- Welcome Committee:

## **Old Business:**

- Need to finalize a termination letter to old attorney and get all documentation & files sent to the new attorney. Maria has tried numerous times to contact the old attorney to get all our files and could only leave a message with an answering service.
- Solar screens were installed, but we received a 2<sup>nd</sup> bid for additional windows around the conference room for \$1,166.45. Need clarification on one line item of bid. Motion to accept the bid from Superior Screens & Glass Inc for \$1,166,45 contingent on line item #308 to include cleaning the glass before installation. 2<sup>nd</sup> and approved.
- TC and Jennifer to call AT&T regarding new phone line at the clubhouse. Maria received 2 different bills from phone company and needs clarification, a 2<sup>nd</sup> account was set up as a business line and Maria is having issues getting someone to clarify these 2 accounts.

**New Business:**

- Motion to purchase a pressure washer to be stored at the clubhouse and used quarterly by housekeeping to maintain grounds with a budget \$500.00. Matt amended the motion to purchase an electric pressure washer. Discussion – maintenance on gas is more detailed and electric would be less maintenance. Voting on the Amendment to motion to purchase electric over gas is approved. Motion is approved for \$500 to include a warranty is approved.
- Need to start getting bids for fencing around property/playground
- Motion to move pvc irrigation pipes around concrete deck to bypass the broken/leaking pipe with a budget of \$250. Motion approved, discussion and passed.
- Need to add wording to the clubhouse contract to include possible loss of deposit if they do not follow rules of the pool and lifeguards during pool hours and/or getting on the pool deck during pool closure due to inclement weather.

**Meeting Adjourned @ 8:10 p.m.**