

Londonderry Board Meeting Minutes – August 2022

8331 London Way Dr. Spring, Texas 77389

August 9, 2022

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

Homeowners Present: Trefor Hay

Proceedings 7/19:

- Meeting called to order 7:10 p.m., no sound-off
- July meeting minutes – reviewed, motioned to accept; 2nd, no discussion & approved as read.
- Treasurer’s Report
 - Maria to send out the form “209 letter” to homeowners that are over 2 years past due.
 - Audit review being completed for 2021 to find out what some outstanding entries are that have in QBs.
 - Generating a report for entries for 2022 to show changes in report.
 - Moving money from checking to savings to not leave a large amount of funds in checking.

Committee Reports:

- ACC:
 - 2 new requests – paint & pool installation (both approved)
- Children’s Committee:
 - A homeowner reached out via email to TC & Curt possibly interested in working on this committee.
- Clubhouse:
 - Rentals: 4 rentals on Saturdays; 2 Sunday rentals
 - Blood drive was held on August 6th
- Deed Restrictions:
 - Sending new “1st letters” to all deed violations regardless of how many letters they have received, (after specific wording is received & verified by North) to include new wording to include a future fee.
 - Discussion about existing bee hive on homeowners home; need to send letter to homeowner to remove bee hive as it being unsightly.
 - Utilize a spreadsheet software to be open to all board members to access; check to make sure QB can access software, i.e. MS Teams.
 - Plan a date to meet with board to update deed restriction process, streamline procedures.
 - Waiting on complete documentation from North to start implementing the restrictions to amenities due to outstanding deed violations.
- Security Committee: New lights installed and on back of pump room, swim team shed & near playground to brighten the area at night. Need to get the motion lights on front of clubhouse changed to dusk to dawn setting.
- Project Committee: - no projects to be completed.
- Swim Team:
- Welcome Committee:

Old Business

- Restriping/painting the parking lot, in progress. Jennifer is working on contacting company.
- New umbrellas purchased for pool area, under budget; need to return broken umbrellas for refund, in process
- New swings for playground to be purchased, budget is \$200 in process
- Welding repairs made to existing fence, budgeted amount still available for additional repairs. Added budget amount is still available to walk the fence for other problems in fence, in process to find other needed repairs.
- Rules for clubhouse being written up to be posted in clubhouse for renters. Jennifer & Cheryl compiling information.
- Swim team stolen items, possible replacement after criminal case is processed through the county to see if any payments are received for the stolen property. Constables need a breakdown on the cost of stolen property.

New Business:

- Update website and any search engines with correct contact information. TC to reach out to previous board member for access to the Google search engine. Still in process of making contact to clear up search engine issues.
- New pool company installed new signs, hung up pool & lifeguard equipment; installed new chlorinating towers installed (budget \$600). Coping around pool needs to replace, handle at shallow entrance needs to be replaced. TC to walk through with pool company supervisor to check for other damage.
- Umbrella stand holder broke due to wind catching umbrella on lifeguard stand, needs to be fixed.
- Maria to go through the budget to verify and streamline the budget entries to make sure all entries are under the correct account.
- TC to repair closet door that came off hinges.
- Pool repairs, TC to get quotes/bids for major repairs needed. Reaching out to MUD 1 for assistance due to upcoming changes that MUD 1 is implementing.

Meeting Adjourned @ 8:04 p.m.