

Londonderry Board Meeting Minutes – August 2020
8331 London Way Dr. Spring, TX 77389
August 11, 2020

Board Members Present: *TC Munoz, Maria Shaver, Cheryl Thomas, Dave Rush*

Homeowners present: Curt Williams, Robert Downey, April & Matt Crager, Jennifer Joines, Robert Thomas

Proceedings

- Sound off 7:00pm
- Board Meeting called to order at 7:30pm
- July meeting minutes reviewed; motion to approved, passed.

Special Business

- Discuss and vote on new board members.
 - Motion made to accept Robert Downey for the Sergeant-At-Arms position was voted and passed.
 - Motion made to accept Matt Crager for Parliamentarian. Motion was discussed, vote was 2-2 with the President to vote to bring Matt Crager onto the HOA board as Parliamentarian. Motion passes 3-2.
 - Curtis Williams and Jennifer Joines both came to volunteer for the remaining Secretary position. Dave made a motion to bring Jennifer Joines on as secretary, motion passes 3-2.

Treasurer's Report

- Treasurer's report is read and discussed. Motion to accept the treasurer's report and passes.

Committee Reports

- ACC Committee – received a few new requests. One is asking about a driveway expansion, need to check measurements before approval.
 - President (TC Munoz) appointed Curt Williams to the ACC & DR committees.
 - House with colored driveway did not get prior approval on color of new driveway. Motion to table further discussion on colored driveway, no second; motion fails. Discussion to address a new policy and communication on further ACC requests. Motion to purse as a DR Violation, passed 6-1.
 - ½ Lot ACC request – HO wants more input. Motion to send a letter to HO, passed unanimously.
- Deed Restrictions Committee – new letters going out to homes, one homeowner has been sent to the HOA attorney.
- Clubhouse – One rental at the end of the month. Blood drive scheduled for September.
- Welcome Committee – tabled
- Children's Committee – Committee members are making an online form for parents to complete for children in the neighborhood, so a special gift and can be delivered to them in the community before school.

Old Business

- Waiver for Morning Swim needs to have Covid procedure/portion removed. Attorney informed the VP that the covid portion was more of a protection factor and doesn't change the waiver. The VP to get with Mr. North (attorney) to get the final copy of the waiver.
- Signage for Morning Swim has been made and waiting to be put on fence.
- Company installing security cameras will be trenching to install wiring for new lights.
- Wrought iron fence around pool will be completed within a week.
- Playground bid to replace all broken or worn out parts was \$17,272.68. Looking to get 2 additional bids for September board meeting.
- Motion to complete the sprinkler repair, not to exceed \$300 made, passed unanimously.
- Motion to replace one inside toilet in the women's bathroom, not to exceed \$900, passed unanimously.
- Motion to donate Christmas yard decorations to non-profit foster home or church, passed unanimously. Cheryl and Maria to find a place to donate items.

New Business

- Matt motioned, Jennifer 2nd, to accept Noack Landscape bid to remove dead tree by pond for \$325.00.
- Board discussed extending the pool hours to include three more weeks, through Labor Day, due to the school district pushing their start date to September 8, 2020. The treasurer (Maria Shaver) said that we had it in our budget since we opened the pool late.
- Playground light is out, Cheryl to get electrical bids to replace/repair the pole light that is out.
- Discussion on changing out the thermostat cover but works ok per TC.
- Board discussed and agreed per HOA documents that the swim team must give the HOA \$35 for each non-resident team member.
- Board discussed an email from a HO regarding non-standard lighting and concluded that it was not an HOA issue.
- Clubhouse usage and mask order was discussed within the board. We will maintain social distancing when inside the clubhouse for any meetings. No restrictions placed on clubhouse for any homeowners that may be renting in the future.
- TC said that Dave is ordering new fobs for the newly appointed board members, due to fobs were missing.
- Motion to dispose of artificial trees in the clubhouse and replace with new trees with a \$500 budget, passed unanimously. Jennifer, Maria & Cheryl to go shopping for new trees.
- Discussion about the storage of old swim team records and where they need to be stored. TC will get in contact with a swim team board member to get the records organized.
- Discussion about cleaning out the kitchen storeroom to remove all old food/drinks that were not used during swim team season. TC wants to coordinate with the swim team board to schedule a cleanup and organization day.
- Maria brought up replacing the benches at the tennis court. Motion to replace the benches with a budget of \$250, passed unanimously.
- Motion to replace the tennis court net was made by Cheryl. Motion passed with a budget of \$160 to get a new net.
- Discussion about filling in the small area by tennis court gate with dirt and sod. Cheryl to get a bid from Noack Landscape.
- Discussion on replacing multiple faded/illegible signs around the common grounds area with new signs. Cheryl will get a cost before the next meeting.

General Discussion & Additional Business

Adjournment Time 9:26pm

Special Meeting – August 23, 2020

Board members present: *TC Munoz, Maria Shaver, Cheryl Thomas, Dave Rush, Robert Downey, Matt Crager, Jennifer Joines*

Proceedings

- Special Board Meeting called to order at 6:32pm

Special Business

- Maria made a motion to extend the pool hours during the week to include 3 additional weeks until Labor Day. (One week used, 2 more after meeting) Robert Downey – Second. Motion passes 5-1 to keep pool open

Adjourned Time 6:53pm