

Londonderry Board Meeting Minutes – September 2024

8331 London Way Dr. Spring, Texas 77389

September 10, 2024

Board Members Present: TC Munoz, Maria Shaver, Cheryl Thomas, Matt Crager, Curt Williams

Homeowners Present: Roger & Karen Ross, Mike Wisnewski, Danny Lopez

Proceedings:

- Meeting called to order 7:22 p.m.
- August board meeting minutes – review 2nd, no discussion & approved.

Treasurer's Report:

- Presented financials
 - 39 homes that we are sending a final notice 209 letter for past due HOA dues.
 - Discussed the topic of new HOA software, so Maria & Cheryl will research more information on HOA software to streamline our processes, including online payments, form letters, notifications, deed restriction letters, website, etc.

Committee Reports:

- ACC:
 - Approvals – 1 roof; Pending approval – 1 garage door
- Children's Committee:
 - No new events
- Clubhouse:
 - Rentals: 5 rentals
 - Discussion regarding pool use when homeowners rent the clubhouse and use the pool during the rental time. The board needs to be notified if the resident has too many guests to have sufficient lifeguard coverage.
- Deed Restrictions:
 - 5-6 homes will receive a final notice 209 letters regarding yards and poultry on property.
- Security Committee:
 - Constables have been called regarding a security issue at the clubhouse.
 - Need to post a blurb in the newsletter or blast email about “If you see something, SAY something!” so we can keep the community informed of possible suspicious activity. Discussed putting cameras at the entrances to read license plates.
 - Cheryl requested with the Constables for a stop sign patrol due to too many vehicles running stop signs.
- Project Committee:
 - Postponing until after weather conditions cool off more.
- Swim Team:
 - TC received a check from Swim team for the non-residents for \$4,500.
- Welcome Committee:

Old Business:

- TC still waiting to sit down with Aquatic Mgmt new management team to verify validity of invoices received.
 - Waiting for an electrical quote from Aquatic.
- Cheryl to call concrete leveling company to get a quote to level the tennis courts and sent pictures for a warranty claim on the pool deck areas that have cracks developed.
- Still have not received any news from the insurance adjuster, TC to call this week for an update on the damage to our tennis courts & pool.
- TC will email former board member regarding website issue.

New Business:

- Scheduled Community Garage sale 10/12 with back up date 10/19 for rain out.

- Motion to accept quote from Aquatics for \$2,985 to remove and change out the media filters on the pool pump equipment.
- Motion to set up a Facebook neighborhood page. Discussion, motion 2nd , not approved, motion did not pass.
- TC working on homeowners to be on the Nominating Committee for the 2025 Board elections.
- Cheryl still working on a quote from Dowley Security to get a new Access Card key pad lock at the pool entrance into the clubhouse.
- Cheryl & Maria contacted our legal counsel and received instructions on how to proceed with owners of homes with overgrown yards. The owners will receive 209 form letters giving them notice that the HOA will be mowing their property on a given date, at their cost, if it is not mowed

Meeting Adjourned @ 8:58 p.m.