

# Londonderry Board Meeting Minutes – September 2022

8331 London Way Dr. Spring, Texas 77389

September 13, 2022

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

**Homeowners Present:** Trefor Hay, Kelly-Renee Cory, Dwayne Ring & son, David, Mike Waskowitz

## **Proceedings:**

- Homeowner came in and requested a date for a Community Garage Sale, decided on October 15<sup>th</sup> 8am—2pm
- Meeting called to order 7:13 p.m., no sound-off
- August meeting minutes – reviewed, motioned to accept; 2<sup>nd</sup>, no discussion & approved as read.
- **Treasurer's Report**
  - Audit still in process
  - May have new reports generated due to entries being corrected.
  - Money was moved to savings, but Maria moved back \$50k into checking.
  - Question on a Noack invoice and Aquatic invoices.
    - TC to return broken pool pole due to it broke in less than 45 days.
  - Miracle invoice was voided and reissued upon new invoice received.

## **Committee Reports:**

- ACC:
  - 2 new requests – new roof; new windows (both approved)
  - Find Cease & Desist form letter & ACC letter for new homeowners that are not sending in requests.
  - Where is the ACC process being missed to new homeowners? Is it not included in closing documents, how to remedy these missing documents for new homeowners?
- Children's Committee:
- Clubhouse:
  - Rentals: 2 rentals on Saturdays
- Deed Restrictions:
  - Sent out 95 1<sup>st</sup> letters but still need the legal word change from attorney, North.
  - Waiting on fee schedule from HOA Attorney.
  - Streamline process
- Security Committee:
- Project Committee:
  - Small projects – fix hinge on inside closet, fix door on swim team shed, change out locks on pump room.
- Swim Team:
- Welcome Committee: Will be including the ACC process in with the Welcome letter/packet to new homeowners.

## **Old Business**

- Restriping/painting the parking lot, in progress. Jennifer is wo.
- New swings for playground to be purchased, budget is \$200 in process
- Rules for clubhouse being written up to be posted in clubhouse for renters. Jennifer & Cheryl compiling information.
- TC to contact North to get more information about our legal questions.
- TC & Curt to contact former board member to return access of search engine to LHOA.

## **New Business:**

- Pool bids, TC has 3 bids for new pool deck, plaster, coping and retiling of the pool. TC wants to get more bids due to the cost of this project. Due to our tax exemption status, the LHOA would be unable to get a construction

loan to cover this cost. We discussed possible adding an assessment cost to our yearly HOA dues for a couple of years to help cover the cost.

- Nominating committee: Cindy Hamm, Stephani Robinson, Meaghan Lopez
- Air conditioning is keeping up with the unit. AC unit was checked, so it was recommendation to tint or solar shade the windows. Curt will be getting cost for this project.
- Safety issue regarding closing the pool on Saturday evenings at 7pm instead of 9pm for the last 2 weekends of September. Motion to close at 7pm, 2<sup>nd</sup> and approved with vote 6-1 in favor.
- Curt to write up a reply for a letter received from a homeowners attorney.
- Additional letters requested for marquee. Motion to have a budget of \$60 to get additional letters, 2<sup>nd</sup> and passed.
- Motion to switch current flood lights on front of clubhouse to dusk to dawn lights at the cost of \$295.00, 2<sup>nd</sup> and approved.
- Jennifer and Cheryl to work on cost to replace/add new tables and chairs for the clubhouse in order to set a budget.

**Meeting Adjourned @ 8:48 p.m.**