

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
ELM GROVE VILLAGE COMMUNITY ASSOCIATION
WEDNESDAY, October 6, 2021
ELM GROVE VILLAGE COMMUNITY CENTER
2821 Clear Ridge Dr.**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, President Julie Green called the meeting to order at 7:00 p.m. Other directors present in person or by virtual meeting were Scott Albritton, Ladd Brehmer, Beth Guide, Larry Lane, Petra Ringeisen, Jason Lott, and Chris Williams, Victoria Rosella was absent. Also in attendance was Jose Villegas representing Sterling Association Services, Inc. Levi Biles of Kingwood Community Pool Company, and Rob A of Lake Houston Lawn Care.

PUBLIC COMMENTS

There were no questions for comments for the Board of Directors from the public.

CONTRACTOR REPORTS:

Pool Management - Levi Biles of Kingwood Pool Management presented the pool status report and answered questions from the Board regarding estimates for 2022 pool season.

Management Company- Jose Villegas of Sterling Association Services reviewed the management report and answered questions from the Board.

Landscaping - There was no report as Lake Houston Lawn Care is to start maintenance this month.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the September 1, 2021 Board of Directors meeting were reviewed and upon a motion by Ladd Brehmer, a second by Petra Ringeisen, the minutes were approved as presented.

BOARD MEMBER REPORTS:

Treasurer - Petra Ringeisen reported on the financial stability of the community.

Community Center - Ladd Brehmer reported on repairs and routine maintenance to the community center and pool area. Ladd also updated the Board on the condition of the Air Conditioner leak and the efforts being made until the needed parts arrive.

Landscaping - Julie Green reported and updated the Board on the status of repairs to the landscaping. Lake Houston Land Care will begin servicing the landscape this month.

KSA- Larry Lane reported that the budget is the primary discussion at the meeting. He will report to the KSA Board the sense of the Elm Grove Village Board on topics of interest.

KSA Public Safety Committee - Larry Lane gave a summary of the most recent meeting.

KSA Parks Committee - Chris Williams reported on matters discussed at the KSA Public Safety meeting.

Sherwood-Elm Grove Trails Board - Beth Guide and Larry Lane reported that Sherwood-Elm Grove Trails Board of Directors meeting is to be rescheduled as the original meeting was not properly noticed.

ACC Committee - Jose Villegas informed the Board that he and Ed Gatjen have been processing requests for home improvements in the community.

OLD BUSINESS

New Legislation Update Affecting Homeowners Association- The Board was informed of policies that the Associations attorney is preparing for Board consideration.

Conflict of Interest Disclosure Statements - No discussion.

Community Activities / National Night Out- Scott Albritton reported on the successful National Night Out event held on October 5th. Food trucks and HPD were invited to the event.

Budget 2022 Approval - After some discussion a motion was made by Petra Ringeisen, a second by Beth Guide and unanimously approved by the Board.

Additional Parking at Rustling Elms - The progress of the additional parking spaces at the Rustling Elms Park was discussed. The project has been submitted for permitting.

NEW BUSINESS:

2022 Pool Contract - After some discussion, a motion was made by Ladd Brehmer a second by Beth Guide and unanimously approved to renew the pool maintenance and lifeguard contract to Kingwood Community Pool Company.

MOVE INTO EXECUTIVE SESSION

A motion was made, seconded, and passed unanimously to convene into executive session to discuss collection and deed restriction matters.

A motion was made, seconded, and passed unanimously to move out of the executive session, and decisions made in the executive session were reported to those present.


EXECUTIVE SESSION SUMMARY

Deed restriction violations and delinquent collection assessment matters were discussed

Discussion was held related to those accounts being pursued by the Association’s attorney for collection matters. The Board approved for the attorneys to proceed with all homeowners that have not paid or made payment arrangements.

ADJOURN

With no further business to come before the Board, President Julie Green properly adjourned the meeting at 10:15 p.m.



Signature

11.3.2021
Date