**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS**

**ELM GROVE VILLAGE COMMUNITY ASSOCIATION**

**Wednesday, December 7, 2022**

**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 7:04 p.m. Other directors present in person or by virtual meeting were Ladd Brehmer, Jason Lott, Scott Albritton, Petra Ringeisen, Larry Lane, Chris Williams, Beth Guide and Jason Mutchler. Also in attendance were Jose Villegas and Rebecca Ananiew representing Sterling Association Services, Inc., Eric Tonsul with RMWBH and visitors per the sign-in sheet.

**PUBLIC COMMENTS**

Two homeowners were in attendance to discuss issues with their accounts. Sterling will follow up with the homeowners the next business day.

**CONTRACTOR REPORTS;**

Supplemental Security – Russell Lilley was in attendance and provided a written and verbal report.

Pool Management – Ernest Broomfield provided a verbal and written report.

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

**APPROVAL OF PRIOR MEETING MINUTES**

The minutes of the November 2, 2022 Board of Directors meeting were reviewed and upon a motion by Larry Lane, a second by Ladd Brehmer Petra Ringeisen, the minutes were approved as presented.

**BOARD MEMBER REPORTS**:

Treasurer - Petra Ringeisen reported. She presented an engagement letter from Nagesh and Carter for the 2023 Audit and Tax preparations. She made a motion to accept the proposal for a total of $3500.00. The motion was seconded by Beth Guide and passed unanimously.

Community Center – Ladd Brehmer had nothing significant to report.

Landscaping – Julie Green reported the Christmas lights had been installed.

Community Events – Scott Albritton reported the next event will be held in the Spring.

KSA– Larry Lane did not attend.

KSA Public Safety Committee – Scott Albritton did not attend.

KSA Parks Committee – Chris Williams reported.

Sherwood-Elm Grove Trails Board – Larry Lane reported.

ACC Committee – Jose Villegas informed the Board that applications are being reviewed weekly.

**NEW BUSINESS:**

**None**

**OLD BUSINESS:**

Beth Guide reported that the parking Improvement work at Rustling Elms is in the final stages of permitting from the City of Houston.

Short Term Rentals – Eric Tonsul with RMWBH was in attendance to answer questions from the Board regarding the leasing and occupancy policy drafted by their office. After much discussion, a motion was made by Larry Lane, seconded by Ladd Brehmer and passed to delay any decisions until the January meeting.

**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**

The Board discussed a variance request for installation of a pool which is a few feet over the building line.

Upon returning to open session, a motion was made by Beth Guide, seconded by Ladd Brehmer and passed unanimously to grant the variance for account 332099.

**ADJOURN**

With no further business to come before the Board, President Julie Green properly adjourned the meeting at 9:05 p.m.

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Signature Date