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

**ELM GROVE VILLAGE COMMUNITY ASSOCIATION**

**Wednesday, November 2, 2022**

**ELM GROVE VILLAGE COMMUNITY CENTER**

**2821 Clear Ridge Dr.**

**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established; Vice President Ladd Brehmer called the meeting to order at 7:00 p.m. Other directors present in person or by virtual meeting were Jason Lott, Scott Albritton, Petra Ringeisen, Larry Lane, Ladd Brehmer and Chris Williams. Beth Guide arrived late. Julie Green and Jason Mutchler were not in attendance. Also in attendance were Jose Villegas and Rebecca Ananiew representing Sterling Association Services, Inc. and visitors per the sign-in sheet.

**PUBLIC COMMENTS**

A homeowner in attendance addressed the Board regarding Air BNB properties in the community.

**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 October 5, 2022 Board of Directors meeting were reviewed and upon a motion by Beth Guide, a second by Petra Ringeisen, the minutes were approved as presented.

**BOARD MEMBER REPORTS**:

Treasurer - Petra Ringeisen reported.

Community Center – Ladd Brehmer had nothing significant to report. He noted the Board is looking to repair and repaint the siding sometime next year.

Landscaping - Ladd Brehmer reported an estimate was approved from AZ Wright to remove two dead trees for a total of $920.00

Community Events – Scott Albritton reported the last movie event was cancelled due to the Astros playoff game.

KSA– Larry Lane did not attend.

KSA Public Safety Committee – Scott Albritton did not attend.

KSA Parks Committee – Chris Williams reported. He noted there were 7 hog reports.

Sherwood-Elm Grove Trails Board – Larry Lane reported and noted the assessments have been set for 2023 and there will be no increase from 2022.

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

**NEW BUSINESS:**

**Review\Approve Tachus Estimate -** A motion was made by Beth Guide and seconded by Petra Ringeisen to approve the estimate in the amount of $4470.00 to run fiber directly to the community room in order to install the WIFI system. Chris Williams, Jason Lott, and Scott Albritton voted yes. Larry Lane voted against and Ladd Brehmer abstained. The motion carried.

**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.

Tennis Court Access System –

The new access system has been installed. Sterling will send a mail out to all residents with information on how they can obtain a new access card.

Short Term Rentals – The Board reviewed the leasing and occupancy policy drafted by the Association’s Attorney. After much discussion, the Board requested the Attorney meet with them at the next Board meeting to answer any questions or concerns.

**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 deed restriction violations and reviewed a fee waiver request.

Upon returning to open session, a motion was made by Beth Guide, seconded by Ladd Brehmer and passed unanimously to send the following accounts to the Attorney for further deed restriction enforcement as there has been no response from the homeowners.

Account #312981

Account # 182864

**ADJOURN**

With no further business to come before the Board, Vice President Ladd Brehmer properly adjourned the meeting at 8:46 p.m.

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Signature Date