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

**ELM GROVE VILLAGE COMMUNITY ASSOCIATION**

**Wednesday, April 5, 2023**

**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 Ladd Brehmer, Jason Lott, Petra Ringeisen, Beth Guide and Jason Mutchler. Scott Albritton was absent. 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 was in attendance to discuss a violation issue at her property.

**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 March 1, 2023 Board of Directors meeting were reviewed and revised to reflect no report was given regarding community events. In addition, the spelling of Autrey Brothers was corrected. Upon a motion by Julie Green, a second by Ladd Brehmer, the minutes were approved with the noted revisions.

**BOARD MEMBER REPORTS**:

Treasurer - Petra Ringeisen reported. She requested the manager forward City of Houston invoices beginning with January.

Community Center – Ladd Brehmer reported.

Landscaping – Julie Green reported.

Community Events – Scott Albritton was not in attendance.

KSA– No report.

KSA Public Safety Committee – No report.

KSA Parks Committee – Jason Lott reported.

Sherwood-Elm Grove Trails Board – Beth Guide reported.

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

**NEW BUSINESS:**

Comcast Install – The Board discussed issues with the ongoing comcast installation throughout the neighborhood.

Camera Proposal #1944 COC Surveillance - The Board reviewed a proposal for security cameras. After some discussion, the Board agreed they would like to add 2 additional cameras to the back of the building. Jason Lott will contact COC surveillance to revise the estimate for review at the next meeting.

Proposal for new bench and trash cans – The Board reviewed an estimate from ABS Construction and Landscaping for a total of $4,765.00. The existing bench was damaged by comcast during their construction. The Board agreed to submit an invoice for reimbursement to Comcast once the work is complete. A motion was made by Beth Guide, seconded by Petra Ringeisen and passed unanimously to approve the estimate.

Annual Meeting Documents – The Board reviewed and approved the 2023 Annual Meeting notice and ballot. The 2023 Annual Meeting is scheduled for May 3rd at 7:00 pm.

**OLD BUSINESS:**

Parking Improvement at Rustling Elm - Beth Guide reported that the parking improvement work at Rustling Elms is in the final stages of permitting from the City of Houston. The Board reviewed an estimate to relocate a light pole to make room for one of the parking spaces for a total of $3316.00. A motion was made by Julie Green, seconded by Petra Ringeisen and passed unanimously to approve the estimate. In addition, the Board discussed the updated estimate from LHLC for the parking lot installation and noted the cost went up 3 times more than the initial estimate.

Community Events – Jason Lott reported the fall garage sale is scheduled for October 7th, 2023.

**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 reviewed matters and discussed the KSA Pool Share Agreement. Upon returning to open session, a motion was made by President Julie Green, seconded by Ladd Brehmer and passed unanimously to proceed with a lawsuit on the following accounts to collect past due assessments. A motion was made Julie Green, and seconded by Ladd Brehmer to terminate the pool share agreement between Elm Grove and KSA to be effective May 31st. Jason Lott, Jason Mutchler, and Beth Guide voted in favor, Petra Ringeisen and Kerry Trease abstained. The motion carried. Elm Grove will purchase and distribute pool bands for the upcoming 2023 swim season.

Account #234054 - approval to proceed with lawsuit

Account #312981 - approval to proceed with lawsuit

Account #225776 - approval to proceed with lawsuit

Account #289047 - approval to proceed with lawsuit

Account #182493 - approval to proceed with lawsuit

Account #182593 - approval to proceed with lawsuit

Account #296741 - approval to proceed with lawsuit

**ADJOURN**

With no further business to come before the Board, President Julie Green properly adjourned the meeting at 9:47 p.m.

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Signature Date