

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
ELM GROVE VILLAGE COMMUNITY ASSOCIATION
Wednesday, January 3, 2024
ELM GROVE VILLAGE COMMUNITY CENTER
2821 Clear Ridge Dr.**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established; Ladd Brehmer called the meeting to order at 7:00 p.m. Other directors present in person or by virtual meeting were Beth Guide, Jason Lott, Jason Mutchler, Dennis Smith, Petra Ringeisen, Megan Meyer and Kerry Trease. Scott Albritton was absent. Also in attendance was Rebecca Ananiew representing Sterling Association Services, Inc., and visitors per the sign-in sheet.

PUBLIC COMMENTS

David Burca was in attendance as a representative of KCPC to discuss the possibility of having a vending machine installed at the pool at no cost to the Association. The Board will discuss his proposal and get back with him when they have made a decision.

CONTRACTOR REPORTS:

Supplemental Security - Russell Lilley was in attendance and gave a verbal and written report to the Board for review.

KCPC - Ernest was in attendance and gave a verbal report. He noted they are currently accepting applications for lifeguards. He also reported there is a crack in the bottom portion of the slide. The manufacturer no longer makes this particular model. KCPC is researching repair options and is waiting to hear back from vendors.

Landscaping - Vernon Autrey was not in attendance. Jason Lott read his report. The tennis court rebounder was installed last week, pickle ball striping completed during Christmas break.

Rustling Elms Parking Lot Updates - Autrey has been waiting on Centerpoint to confirm depth of gas line. The digging contractor has confirmed gas line is significantly below the threshold and Autrey should be fine to begin excavation next week. Autrey will begin the work and wait for City to give their final approval before laying the concrete.

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

APPROVAL OF PRIOR MEETING MINUTES:

A motion was made by Petra Ringeisen, seconded by Kerry Trease and passed unanimously to approve the Minutes from the December 6th 2023 Board meeting.

BOARD MEMBER REPORTS:

Treasurer - Petra Ringeisen reported. Two CIT bank CD's have been reinvested. The 2023 Audit Engagement letter from Nagesh and Carter has been approved and signed.

Pool - Ladd Brehmer reported. New doors are being installed. The backflow preventer is set to be inspected this week to send to the City of Houston.

Community Center - Ladd Brehmer had nothing significant to report. The Board discussed options for improving the acoustics in the meeting room.

Landscaping - Jason Lott reported. The watering timers have been adjusted for the winter.

Community Events - Jason Lott reported. The Santa event was a huge success. Santa has been booked for the 2024 Holiday. The Holiday lighting contest went over well. In addition, he provided a list of the planned 2024 events. The Manager will eblast the events flyer. Beth Guide will post to the website. The Board discussed the possibility of re-starting the Yard of the Month program and a welcome committee. Jason Mutchler and Megan Meyer will chair the committees. The Board will discuss the Budget for both committees at the next meeting.

KSA- No meeting.

KSA Public Safety Committee - No meeting.

KSA Parks Committee - Dennis Smith gave a verbal report.

Sherwood-Elm Grove Trails Board - Petra had nothing significant to report.

ACC Committee - Rebecca Ananiew reported on the ACC submissions over the last month.

Flood Committee - Beth Guide reported. She is continuing to push for gates to be installed at the end of Taylor Gully.

NEW BUSINESS:

Communications - Beth Guide discussed the benefits of creating Association emails for the Board members in order to retain information with the Association when Board members are no longer on the Board. Jason Mutchler mentioned it would be helpful to assign numbers to the Board seats. The Board agreed and the Manager will provide a list of all current Board members and their term limits to Beth Guide.

Swimming Pool Slide Replacement - The current slide has a crack in the plastic near the bottom portion of the slide. KCPC is waiting to hear back from vendors on whether or not the slide can be repaired. This may be difficult as the slide is no longer manufactured. They will reach out to see if they can find a specialized plastic welder who can possibly repair as well.

OLD BUSINESS:

Community Center Roof Damage - City of Houston permit is pending. Work will begin once permit is received.

ADJOURN

With no further business to come before the Board, President Ladd Brehmer adjourned the meeting at 10:08 p.m.


Signature

2/7/2024
Date