

Date: 8/21/23 HOA meeting

Call to Order: 6:30 pm

Roll Call and Determination of Quorum

Quorum established: Yes

Members Present: Pat Thomas, Joe Bunnell, Renae Ward, Francis Tongol,

Absent: Allen Willson (attended on Zoom)

Treasurer's Report: information on the website

City has approximately 160 FEMA lots. Approximately 60 lots are being maintained through the city license. One HOA has 5 lots, one has 4 lots, and Quakers landing is currently doing 17 lots. Not a single lot is licensed outside an HOA or isn't next to the person's property. Lots cannot be used for overnight parking, storage or have any permanent structures. The city has been mowing these properties for 20 years without exceptions or complaints that would change their policy. The city will mow at no expense to QLCIA.

Discussed Greener Cleaner current contract. Getting proposal for one time mowing for QLCIA property and all 17 FEMA lots.

Monthly regular expenses are for Electricity and Water

Annual expenses include: Insurance – Officers, Directors and General Liability

Misc. Expenses – Attorney, Office Supplies, Socials

Greener Cleaner optional plan

Option 1

We met with Greener Cleaner this past Friday and asked Alex to give QLCIA a proposal for landscaping service 1 x per month and relinquishing the FEMA Buyout lots back to the City of Friendswood. They would mow 1x per month. The lots would still be mowed 2 times per month for the nine-month growing season. This would put approx. \$6000.00 per year back in the QLCIA Budget.

Option 2

Raise the dues anywhere from 5% up to the \$450.00 maximum. The maximum increase is an additional  $\$125 \times 75 = \$5,675.00$ .

Option 3

Relinquish lease for FEMA Buy-out lots back to City of Friendswood. This would put back approximately

\$9,000.00 to \$11,000.00. The revised amendment circulated last year was primarily initiated to increase the bank account to fund repairs for QLCIA property that has not been maintained or updated for many years. Part of the medians in the cul-de-sacs ceased being maintained by. If we can make some adjustments elsewhere in expenses to save additional monies, then we won't have to increase the HOA Dues any.

Dues increase:

We had a telephone conference with the HOA attorney, and he advised a moderate increase of up to 5%-10% maximum.

5% increase is \$18.75 and a 10% increase is \$37.50.

5% x 76 = \$1425.00 and 10% x 76 = \$2850.00 additional monies for the community per year.

GCCDD work in our neighborhood Kevin Holland, President and James Gibson vice president of the Galveston County Consolidated Drainage District and were present to explain the work currently in progress on the FEMA Buyout Lots.

Documentation request :

Any homeowner or past board member documentation needs to turn all of it over to Joe Bunnell. We are trying to get all documentation current and uploaded to the QLCIA website for all HOA members to

have access to. This includes meeting minutes, proposals, DRV violations, meeting attendance sign-in sheets, ARC Committee documentation, Voting Ballots, etc. THANK YOU for your cooperation with this effort.

Please try to complete this effort within the next 2 weeks.

Changes in fiscal and annual year:

After consulting with the HOA Attorney, he recommended that we ask you the homeowner, what you feel is easiest regarding the HOA Dues. Currently our Fiscal Year runs from example: Oct. 1, 2022, thru Sep. 30, 2023. The Annual Year runs from Jan. 1, 2023, to Dec. 31, 2023. We normally pay HOA Dues in arrears. If you decide that you want it to run for example: Jan. 1, 2023, thru Dec. 31, 2023, we would need to change our Fiscal year filing to an Annual year filing

with the Texas Secretary of State. We would need a vote of 67% of members at tonight's meeting to make this change. Lillian suggested we send out letters if emails are not working. Renae informed her that we have updated the email list and are not getting any kicked back now.

Sky Lynn wants to keep front wall mentioning the brick is Chicago brick.

Jamaica Jenny suggest a fund raising event to help people on fixed income. Renae informed her that legally we could not do that. Jamaica suggested that we could raise money for the general funds for the association.

Rene Carmona was upset about changes taking too long. He stated association can change amendment at the meeting by majority vote.

Chris and Liz Shaw wants the board to consider Tara Morgans rendition of new front wall. Criss wants the board to get quotes on the last boards proposals to change front entrance. Criss was told the board would consider the proposal if he provide cost for the former boards proposals.

Joe contested Chris Shaws statement that the dues increase was voted on at the annual meeting. Criss defended his statement by saying because we voted on a budget, we voted on a dues increase.

Joe showed paper used to ratify amendment with no information about the amendment as well as the fact that it was not posted on the web site until two days after it was filed. The statement it was posted in September would be incorrect.

Jamacia Jenny mention she remembered signing our petition requesting a meeting for a new vote. Although three association members sent a certified letter with an agenda and had 42 signatures, the board fist stalled by saying the board couldn't decide on a date (not necessary..the president can.)

The board called a meeting with their own agenda, having the attorney being paid over \$1000 who stood up only to tell us about or leases. (They are a license.) He also confirmed the false information being told by the board at that time.

Joe stated the amendment was signed on the 9th, invoice on the 10<sup>th</sup>, recorded on the 12<sup>th</sup> and posted on the website on the October 14<sup>th</sup> not in September.

meeting adjourned: 8:30pm

Next meeting on August 31st

Location: Friendswood Library 6:30

Minutes respectfully submitted by: Joe Bunnell secretary