



Quaker's Landing C.I.A. Annual Meeting

November 10, 2022



Tonight's Agenda

- Introductions
- This Year's Accomplishments
- Next Year's Goals
- Budget
 - Assets
 - Recommended Improvements
 - Budget Review
 - Approval Vote
- Ballot Introductions
- Election



Introductions

Board Members

- Liz Shaw – President
- Lillian Wilson – Vice President (Transitioning Treasurer)
- Jeffery Landrgaf – Secretary
- Rhonda Delany – Treasurer (Moving ☹️)
- Tara Morgan – Member at Large
- Rachel Fuentes – Member at Large

Architecture Committee

- Jamon Willis
- Tina Lockridge
- Tom Williams

(Honorable Mention: James Purcell, Richelle Brasher, Leon Arellano, Ron Jenkins)

This Year's Accomplishments

Noteworthy Happenings in 2021-2022



Year at a Glance...

This Year we...

- Welcomed 12 New Families.
- Welcomed 1 New Baby.
- Welcomed 1 New Construction.
- Hosted 1 Community Social.
- Hosted 11 Regular and 2 Special Meetings.
- Approved 3 Architectural Requests.
- We Lost 4 Board Members, Transitioned 1, and Replaced 2.



Major Accomplishments

- Acquired legal assistance to stay current on Texas HOA Guidelines and better serve our community.
- Updated & Standardized our DRV policies/procedures.
- Adopted 3rd Party Compliance Drives.
- Amended Deed Restrictions 14, 19, and New Section 20.
- Amped up our web site with archived resources dating back to 2018.
- Applied for and WON a \$2000 grant from the City of Friendswood.
- **Collected 100% back dues!**



Next Year's Goals

Up and Coming 2022-2023



Improve Community Outreach

Increase Participation Opportunities

- Host at least 2 Social Events
- Engage Residents with Committee Participation!
 - Yard of the Month & Seasonal Spirit Awards
 - Landscaping & Neighborhood Beautification
 - Newsletter
 - Welcoming & Social
 - Website & Social Media
- Host 2+ Special Meetings
- Host Open Comment Periods for board initiatives.
- Renew Zoom Meeting attendance
- Increase Communication
 - Announce all meetings via sign/email
 - SmartWebs!



Introduce SmartWebs

SmartWebs is a community management technology that will bring QL out of the 70's and into the palm of your hand! It will offer the following resources:

- Enhanced Neighborhood Communication
 - Mail, Email, Text, and Voice Messaging options
- Individualized Resident Portals
- Quick payment options
- Streamlined Architecture Requests, Invoices, etc...
- **Improved Continuity Between Boards**
 - **Both Practices & History**
 - **Automatic Archival**
 - **Texas 209 Compliant**



Improve Website Utility

- Enforcement Procedures Posted
 - Deed Restriction Violations
 - Late Assessments
- Enforcement Policy Posted
- Community Projects Posted
- Community Maintenance Posted



LOOK OUT FOR THESE MEETINGS

Neighbors are always welcome to attend ANY meeting however, keep a look out for these meetings as valuable opportunities for community input...

- Reasonable Fines
- Guidelines
- FEMA Lot Q&A (Guest Speaker James Toney)
- Project Proposals and Updates



Kick Start: Reasonable Fines

Following tonight's meeting, the board will begin a **30 Day Open Comment Period** regarding **Reasonable Fines**.

The board will be considering the specific needs of our Quaker's Landing community as well as researching other neighborhood policies for greater insight. We look forward to collaborating as we define "Reasonable Fines" and how they are used this coming year.

Please tell us what you think is "Reasonable". Different fines for different violations? Different fines for a 1st, 2nd, 3rd...etc... Violation? Just how much? All related comments are welcome!

Please email your "REASONABLE FINES" comments to:
QuakersLanding.Board@gmail.com



2023 Budget

+ Approval



Current Assets

- Checking \$20,707 (Last year's balance \$22,140)
- CD1 \$11,383
- CD2 \$2,293

Total = \$34,384

In the past we have had to defer much needed maintenance due to our recurring budgetary constraints. Now, with our new assessment, we are able to *spend* on much needed community projects. This year, we are proposing 3 Phases of Community Projects.



Phase I: Median Refresh

November 2022



Phase I: Median Refresh

- Cost ~ \$3,100 - \$3,400
- Set to begin November 2022
- This phase includes: Trimming, Gutting, Transplanting, Weeding, & Mulching ALL 14 medians, cul-de-sacs and esplanades...
- We hope to reveal hidden statues and set the foundation for regular maintenance and a more uniform appeal.





Phase II: Front Entry

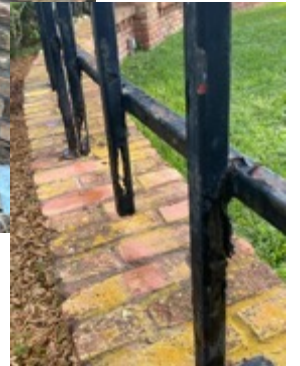
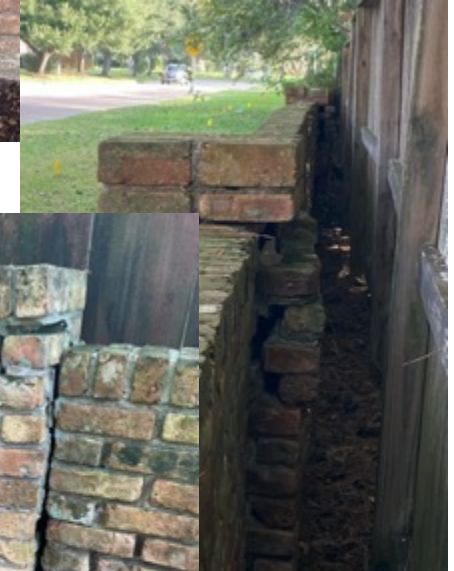
2023



Repairs Needed...

Our majestic front entry is showing its age.

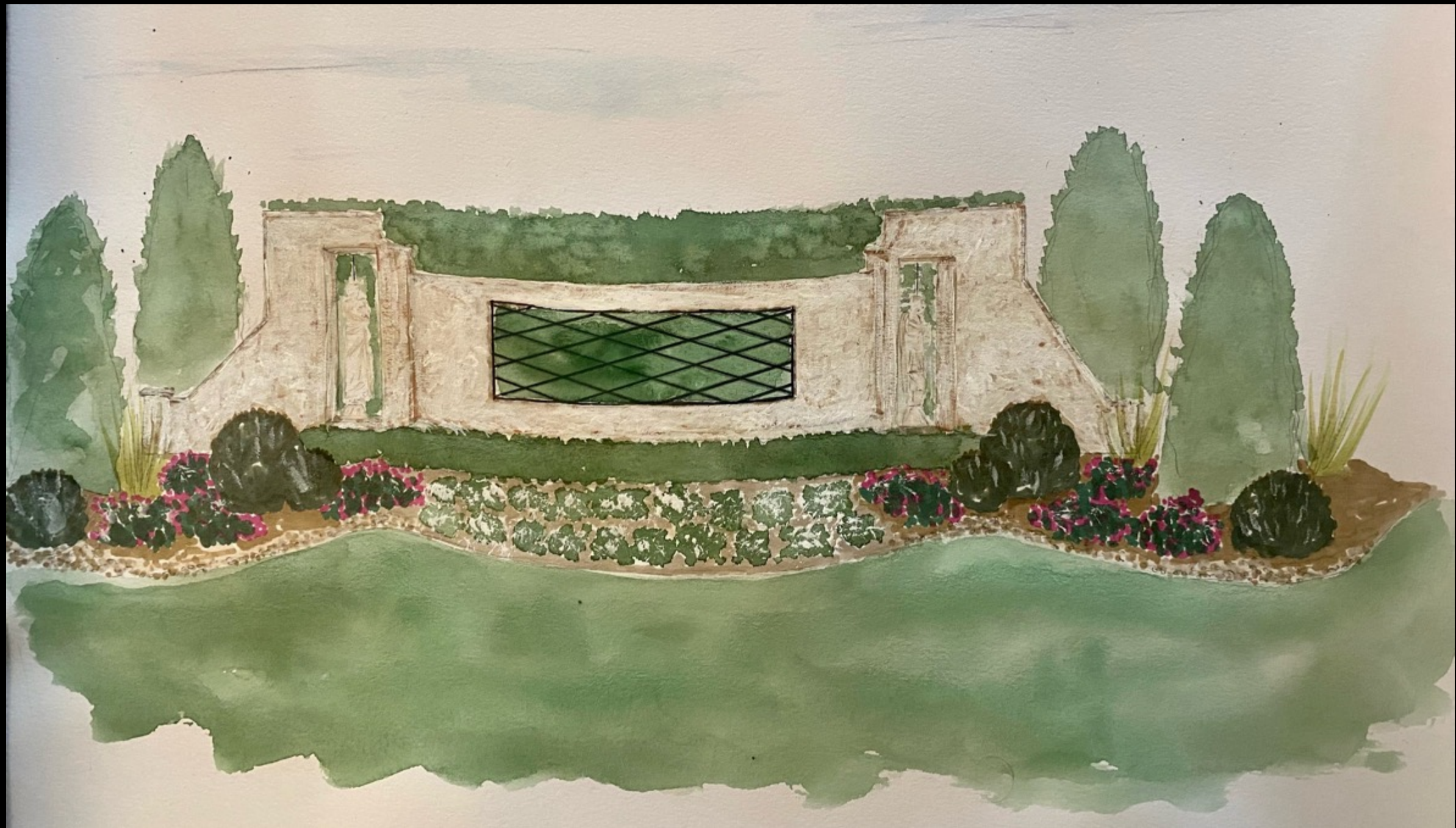
- Rusted-out Wrought Iron
- Crumbling Brick Wall
- Brick Wall Foundation Issues/Instability Issues
- More “Worn” than “Welcoming” these days
- The 2022 bid is \$26K to repair existing structures
 - 19K Brick Restoration , 7K wrought iron replacement



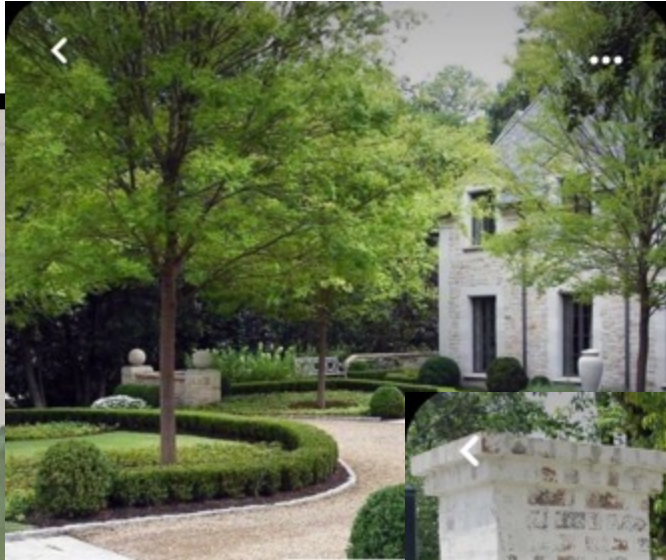
A Second Option... To Refresh

Again, the Goal: Preserve, Enhance, Restore, REFRESH





Front Entry Refresh: Idea Board



Phase II: Front Entry Refresh

We have some ball park estimates, but we are just beginning the bidding process to do the following:

- Improve the structural stability of our 2 Main Entrances using reclaimed brick from our existing wall.
- Replace the existing wrought iron making it a focal point with a new sign.
- Remove the crumbling ½ wall (bricks to be reused on structural additions).
- Replace with a functioning hedge wall.
 - Already Irrigated.
 - Increase security and privacy for residences backing the main road.
 - Conceal street-side fences and create a uniform appeal.
 - In keeping with the European Country-Side theme.
- Brighten and seal our antique brick with a protective lime wash.
- Additional Lighting on sign and statues.
- Dimensional Landscaping Additions.



Phase III: Additional Landscaping

2024 – Shift focus back to medians



Phase III: Additional Landscaping

Phase I will get our medians back to a maintainable state.

Phase III will enhance/refresh our medians to match the improved front entry. We hope to intentionally place drought and freeze tolerant landscaping that will be both beautiful and hardy.

The funding for this phase will be begin with this year's proposed budget...

Note, Please tune in to announced meeting agendas as we discuss and vote on these Proposed Improvements as solid bids come in for approval.



Recommendation:

Reduce CD1 to 15% of our Annual Income (\$5,065) and Maintain that 15% balance into the future...

Earmark remaining funds for **3 Phases of Community Improvements**

- Phase I: Median Refresh (November 2022)
- Phase II: Front Entry Refresh (2023)
- Phase III: Additional Landscaping (2024)

Goal: We hope to both accentuate our neighborhood's unique character and refresh it's treasured timeless appeal.



The New Budget Proposal

\$450 in 2023



It's important to note that Quaker's Landing Pays in Arrears...



- Our annual dues essentially “reimburse” the bank account AFTER the bills have already been paid.
- The Budget we approve today will be the invoice we receive in October ‘23.
- It is SO important that we pay our dues on time!!



Budget

23' Dues Amount \$ 33,750.00 (\$450 x 75)

*15% \$ 5,062.50 (Save/Cushion for Slow Pay/Late Dues \$)

Goal to be under... \$ 28,687.50

BUDGETED

EXPENSES TOTAL **\$ 27,977.00**

*A sustainable budget requires some form of annual savings.

**The 15% cushion will revert to spending on future improvements in the following year's budget.



Vote to Approve Proposed Budget



Ballot Introductions

2022-2023 Candidates



Election

Select Next Year's Board



Live Voting

1. You may vote for up to 9 candidates for the board. You may choose any combination of candidates on the ballot.
2. Your ballot has a column of blank spaces. If any residents run for the board as “write-in” candidates, place their names in blank spaces. The order does not matter.
3. Please sign the ballot and provide them to **James Purcell**.

2019-2020 Board Ballot

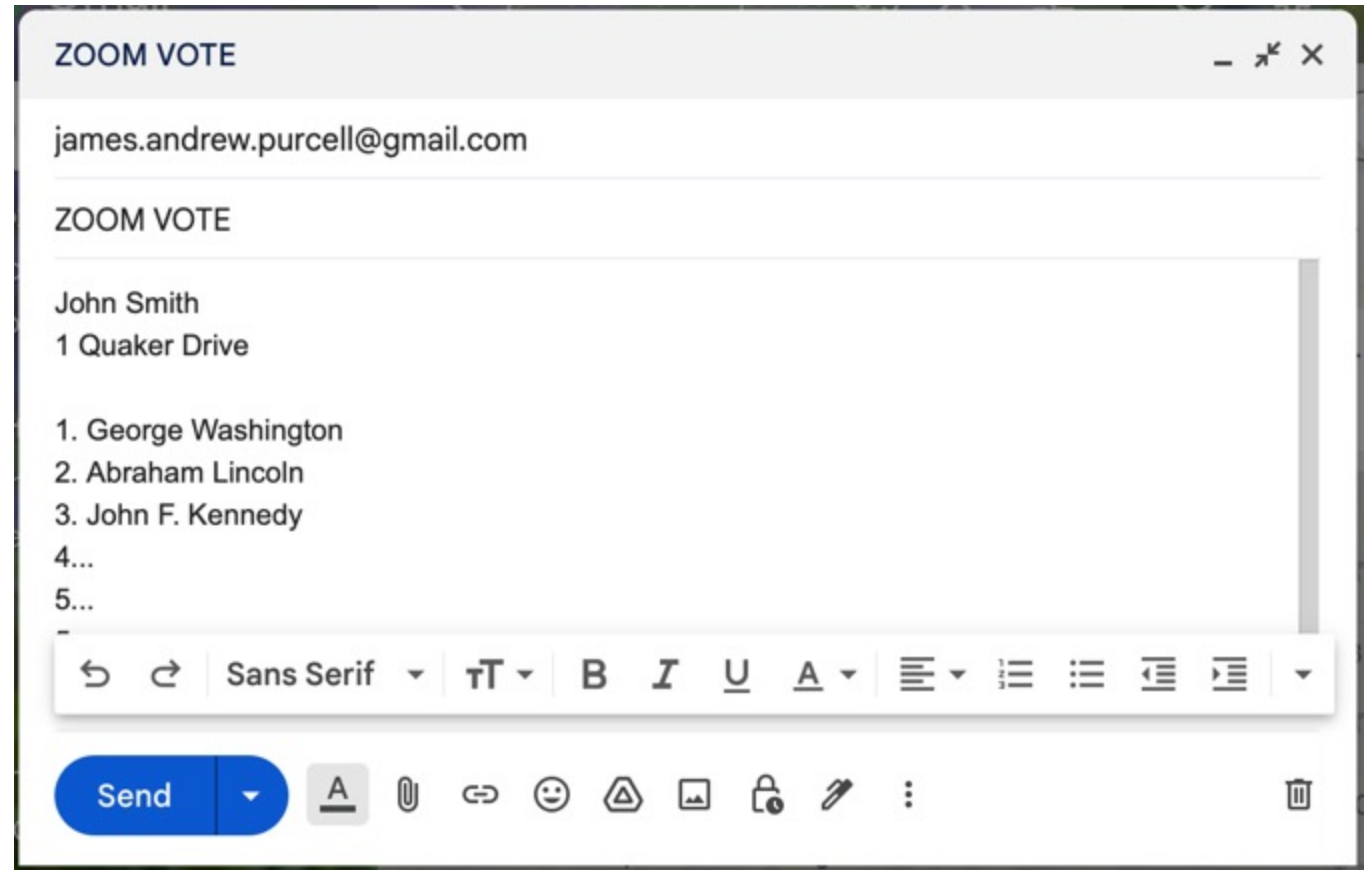
Choose UP TO NINE Board Members

<input checked="" type="checkbox"/> George Washington	<input checked="" type="checkbox"/> <u>Abraham Lincoln</u>
<input checked="" type="checkbox"/> John Adams	<input checked="" type="checkbox"/> <u>John F. Kennedy</u>
<input type="checkbox"/> Thomas Jefferson	<input type="checkbox"/> <u>Teddy Roosevelt</u>
<input checked="" type="checkbox"/> James Madison	<input type="checkbox"/> _____
<input type="checkbox"/> James Monroe	<input type="checkbox"/> _____

Zoom Voting

1. You may vote for up to 9 candidates for the board. You may choose any combination of candidates on the ballot.
2. Title your email: ZOOM VOTE
3. Email your Name, Address and selected candidates to James Purcell at:

james.andrew.purcell@gmail.com



Door Prizes!!





Thank you for coming!

Reminder: The “Reasonable Fine” 30 day Open Comment Period begins NOW!

Please email all comments on “REASONABLE FINES” to:
quakerslanding.board@gmail.com

We look forward to hearing from you!