



QUAKER'S LANDING C.I.A.

MyQuakersLanding.com QuakersLanding.board@gmail.com

P.O. Box 633, Friendswood, Texas

Board of Directors Meeting Minutes

I. Call to Order

- **Date:** 06/11/2026
- **Location:** Friendswood Library
- **Time Call to Order:** 6:32 pm

II. Roll Call and Determination of Quorum

- **Members Present:** Francis Tongol – President. Joe Bunnell – Secretary, Jeff Belyeu – Treasurer, Chris Shaw
- **Members Absent:** Kevin Holland – Vice President, Kurt Sptizenberger, Jim Watson
- **Attendance:** Laura LaVigne, Aaron Winn, Tom Williams

III. Roll Committee Reports

- **Newsletter:** None
- **Social:** None
- **Treasurer's Report:** Jeff presented the Treasurer's Report, which was unanimously approved. Financial Statement was published before the meeting.
- **Website Report:** None
- **Welcoming:** None
- **Yard of the Month:** 7 Earlham Dr

IV. Old Business:

- A motion was made to approve the May 14, 2026 Meeting Minutes. Chris stated that there were "three things wrong" with the minutes and asserted that there were numerous mistakes. One item he disputed was the statement attributed to him: "There was no reason to be friendly to our neighbors." Chris stated that he never made that remark. The remaining board members present confirmed that they had heard him make the statement, and the Board agreed the wording would remain in the minutes.
- None of the items Chris questioned were changed, as each was attributed to him and confirmed by other board members. The Board will present an updated version of the May Minutes reflecting these clarifications for approval at the next meeting.
- **Executive Session Minutes Request:** At the May meeting, a resident(s) requested or demanded that Executive Session Minutes be posted on the website. After reviewing the By-Laws and consulting with the HOA attorney, the Board confirmed that Executive Session Minutes are not required to be posted unless a decision affecting the association is made. This is consistent with privacy requirements and the purpose of Executive Sessions.



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V. New Business:

- City and Vendor Coordination: The Board will contact the City of Friendswood regarding road work in the neighborhood.
- Bylaws and Texas Property Code: The Board discussed that the Bylaws cannot always be superseded by the Texas Property Code. One board member and a resident disagreed and requested the attorney's name and phone number and challenge if the attorney had experience with HOA's.
- Discussion Regarding Deed Restriction Fines: Chris stated that the current Board had established a fine system for deed restriction violations and suggested creating a separate section on the website to post fines. He also stated that the previous Board had created a fine system but never posted it or informed the association. He was asked to view the approved minutes and newsletter mentioned these fines and the approval on the Quakers Landing Website.
- Legal Fees and Special Assessment Clarification: A correction was made regarding a prior statement that a special assessment might be needed to defend the HOA against a homeowner who has retained legal counsel regarding his deed restriction violation. The HOA attorney clarified that existing dues will be used to pursue the matter. As a result, other projects will be placed on hold until the Board determines that sufficient funds are available.
- Board Conduct: A board member lost his temper and confronted a homeowner who was speaking to the Board. Two Board members stated that Board members do not have special privileges. The board member disagreed, stating that because the meeting was in session, he had the right to call a point of order if he believed the Board was being disrupted. No rebuttal was made.

VI. Adjournment:

- **Time Meeting Adjourned:** 7:16pm
- **Next Meeting:** July 9, 2026
- **Location:** Friendswood Library, Community Room

Minutes respectfully submitted by: Joe Bunnell