



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:** 03/11/2026
- **Location:** Friendswood Library
- **Time Call to Order:** 6:30 pm

II. Roll Call and Determination of Quorum

- **Members Present:** Francis Tongol, Kevin Holland, Jeff Belyeu, Joe Bunnell, Jim Watson, Kurt Spitzenberger, Chris Shaw
- **Community Present:** Alan Wilson, Sky Lyn Gibbons, Laura LaVigne, Aaron Winn, Hayley Winn, Shirley Pearson

III. Roll Committee Reports

- **Newsletter:** None
- **Social:** Easter Eggs and Hot Dogs March 28th, 1pm – 3pm
- **Treasurer's Report:** Francis Tongol
- **Website Report:** None
- **Welcoming:** None
- **Yard of the Month:** 712 Quaker Dr (March 2026), 714 Penn Dr (April 2026), 706 Quaker Dr (May 2026)

IV. Old Business:

- Approve February 2026 Minutes: Francis 1st motion to approve the minutes, Kurt 2nd motion, All said yes.
- HOA Annual Dues with 1 still outstanding, Francis to reach out to last homeowner

V. New Business:

- Sky Lynn doesn't want us to have executive meetings in private and question the Board not abiding by Texas Property Code. Chris Shaw read Texas Property code to us relative to Executive Meetings and shows that the Board was in reason to have these Executive Meetings and Sky Lyn thinks we are picking on Chris.
- Sky Lynn would like to see us spend more money on the medians especially the one in front of her house. She stated that people put the downed trees on it after the hurricane and it killed the grass. She would like to see a committee formed to recommend landscaping for the medians. She would like to see us mow the city and county lots again. Chris stated they had grown too tall at different times throughout the year and mentioned that he had to pass many of them on his way home. Francis and Joe mentioned that the community voted to return the lots to the City and FEMA and the



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community is not responsible for the lots. The city mows once a month at no cost to Quakers Landing and is feasible. Chris mentioned the lots last year overgrown to 12"+, but most of the Board questioned his comment. Francis is across the Brown, Whittier, and Earlham lots and they never grew that high. Kevin mentioned that he walks and rides across them throughout the year and had not seen them overgrown

- Sky Lyn questions the number of Board members with maximum of 9 and minimum of 5 with one Board member moving, which QLCIA will still have 6 remaining members. Sky Lyn doesn't want Joe to have proxies for the elections and request to have a community member represent in each street, which is not they was the By-Laws and/or Texas Property Code states.
- Laura LaVigne asked to include more information in the minutes, especially about the Power Point presentation to change the covenants, which Chris did on his own without Board approval
- Shirley Pearson recommended we amend the January 2026 minutes to reflect our previous discussion about the amendment of the covenants
- Francis mentioned that changes to the Deed Restrictions and By-Laws will not be passed unless we majority of the community votes. Issue is that we have a member who keeps challenging everything that he doesn't agree with in translation, even though the Board had an attorney review.

VI. Adjournment:

- **Time Meeting Adjourned:** 7:30 pm
- **Next Meeting:** April 9, 2026 – cancelled
- **Location:** Friendswood Library

Minutes respectfully submitted by: Joe Bunnell

Minutes approved by QLCIA