



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:** 05/14/2026
- **Location:** Friendswood Library
- **Time Call to Order:** 6:33 pm

II. Roll Call and Determination of Quorum

- **Members Present:** Francis Tongol – President. Kevin Holland Vice President, Joe Bunnell Secretary, Jeff Belyeu Treasurer, Jim Watson, Chris Shaw
- **Members Absent:** Kurt Sptizenberger
- Shirley Pearson, Aaron Winn, Tom & Lori Williams, Alan Wilson, Laura LaVigne, Sky Lyn & Tim Gibbons, Tierni Sager

III. Roll Committee Reports

- **Newsletter:** None
- **Social:** None
- **Treasurer's Report:** Francis presented the Treasurer's Report, which was unanimously approved. Sky Lyn asked if the financial statement could be published before the meeting. Francis explained that the report is not official until approved by the Board. She then asked if the report could be projected during the meeting, and Francis agreed moving forward. (Reference was made to the 2022 minutes to note improvements in financial transparency since the prior board was replaced)
- **Website Report:** Sky Lyn asked who was responsible for updating the website. Francis informed her that he was.
- **Welcoming:** None
- **Yard of the Month:** 714 Penn Dr (April 2026); 706 Quaker Dr (May 2026)

IV. Old Business:

- HOA Annual Dues are all paid in full by the entire community.
- A motion was made to approve the March 2026 Minutes. Votes in favor: Francis Tongol, Kevin Holland, Joe Bunnell, Jeff Belyeu, and Jim Watson. Chris Shaw disagreed while attempting to represent Sky Lyn Gibbons' opinion. Joe objected, stating Chris was not qualified to speak on another person's behalf. Sky Lyn arrived during this discussion, and Chris suggested she express her own opinion. She offered no information that changed the Board's position. The motion carried 5–1.
- Per Chris Shaw and Laura LaVigne request to amend the January 2026 Meeting Minutes. It was noted that Chris previously presented a PowerPoint proposing changes to the covenants without consulting the Board, though he had consulted individuals not on the Board. He was informed that this



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process was improper, but he suggested that the Board and the attorneys consulted were incorrect. It was also mentioned that Chris had stated he would speak to anyone about anything he wished for and had done so. Additionally, it was noted that Chris had stated there was no reason for Board members to be friendly with neighbors.

- o **Motion to rewrite the covenants:** Tabled.
- o **Kurt's request for a variance** to build a detached garage with mother-in-law quarters: Withdrawn.
- o **Motion to update the medians:** Tabled until the appropriate planning season. The Board will review in the fall.
- o **ADU Request Summary:** On November 16, 2025, a homeowner requested permission to add an ADU. Francis worked with the Architectural Committee and Advisory Committee to review the matter. Shortly afterward, a board member disputed the request, and subsequent meetings involved extensive debate. A previous hardship variance for an ADU had been approved to board members, but the Deed Restrictions were not updated afterward, contributing to confusion. It was pointed out to this board member that their home was approved with a variance because it did not meet the deed restrictions. That variance was granted in good faith by the previous Board, but it was never formally documented in the minutes, nor were the deed restrictions amended to reflect it. Given that precedent, it was difficult to understand why this board member was pressing so hard against the same process. I mentioned to this board member that the Board's responsibility is to apply the covenants fairly and consistently, not to make the process more cumbersome for one homeowner than another to meet their needs. The proposed changes to the Deed Restrictions were discussed but no language was agreed upon at an executive meeting. The homeowner requesting the ADU later placed their home on the market, and both the request and the complaints were withdrawn. Because the matter is now resolved, a brief summary is included here for the record. The issue is tabled with no further action needed.



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V. New Business:

- A homeowner suggested hiring a management company to run the association. The general consensus was that the neighborhood is not too large for the Board to manage and that the cost of an outside company would not be beneficial.
- Chris suggested hiring an outside company to identify deed restriction violations. It was noted that although such a service was hired in 2022, no fines were issued, over \$600 was spent, and the association did not like unfamiliar vehicles driving through the neighborhood taking photos. The Board noted that the issue is not identifying violations but addressing individuals who ignore notifications or interpret restrictions to suit their own needs.
 - Shirley Pearson opposed hiring an outside service. Tom Williams reminded the association that the previous board did not have a fine system, but the current board does, and he encouraged the Board to use it to enforce restrictions.
 - It was noted that the company previously used had increased its price from \$60 to \$90 per month, and the association was never informed who identified the violations.
- Aaron Winn suggested an assessment to provide legal fees for defending the Board against lawsuits. He was informed that existing legislation already covers this. Joe also reminded him that he previously suggested the association could spend all its funds defending a lawsuit related to granting a variance. The Bylaws grant the Board authority to issue variances, and one member has claimed to have received two variances, though no written record exists.
- It was noted that the current Board updated the spending limit for large projects requiring community association approval.
- Laura LaVigne requested the map used to identify medians throughout the neighborhood and asked for more detail in the minutes.

VI. Adjournment:

- **Time Meeting Adjourned:** 8:00 pm; An executive session followed. Chris Shaw was not included, as the subject involved some of his actions.
- **Next Meeting:** June 11, 2026
- **Location:** Friendswood Library, Community Room

Minutes respectfully submitted by: Joe Bunnell