

# Quakers Landing Civic Improvement Assoc. QLCIA

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NOVEMBER 9, 2023

ANNUAL BOARD MEETING

# *2022 – 2023 QLCIA HOA ACCOMPLISHMENTS*

## ❖ Community Socials

- Christmas (funded by volunteers), Spring, and Fall

## ❖ Community Volunteerism

- Board DRV volunteers saved HOA expense
- Tree removals by neighborhood volunteers

## ❖ Landscaping and mulching in front entrance and medians

## ❖ Deed Restriction 3<sup>rd</sup> Amendment Adoption

## ❖ Giving empowerment back to the community

## ❖ Transparency to the Community

- Fully functional website: Deed Restrictions, Updates of HOA Documents, Restoration Proposals, Board Meeting Minutes
- Invited James Toney, City of Friendswood, to bring awareness to the community on FEMA lots and their requirements
- Functional QLCIA HOA Website [QUAKERS LANDING WEBSITE](#)
- QLCIA Not-for-Profit State compliance (last update was 2017 – needs to be maintained annually)
- More Community engagement and meeting attendance

# 2022 – 2023 QLCIA HOA ACCOMPLISHMENTS

continued

- ❖ Updated “Homeowners” contact list of phone numbers and emails
- ❖ QLCIA By-Laws updated to current Texas Property Code
- ❖ Restoration in progress of front entrance, 95% complete
- ❖ Repaired sprinkler system
- ❖ All documents retained in Google Drive: only accessed by current “Board Members”
- ❖ Positive cash flow of the community
- ❖ HOA Dues – no increase

# AGENDA

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1. Approve September 18,2023 Minutes
2. Approve 2021-2022 Annual Meeting Minutes
3. Treasurer Report
4. Annual Budget 2023-2023
5. Yard of the Month – 7 Whittier
6. Nominating Committee present 2023-2024 QLCIA Board of Director Nominees
  - Write-Ins
7. FEMA Lots
8. Front Entrance Contract – BRI Percent Complete / Lonestar Fence Installation - Pending
9. Election of QL Board Members

\*\*Questions will be taken following the Board meeting.\*\*

# Treasurer Report

BALANCES AS OF 10/31/2023	
CHK	\$33,326.36
SAV	\$80.70
CD #1	\$11,390.66
CD #2	\$2,295.43
<b>TOTAL</b>	<b>\$47,093.15</b>

Financing Activities			
Net Cash from Financing Activities			
Starting Balance			\$28,084.30
Gross Cash Inflow			\$5,997.91
Gross Cash Outflow			\$755.26
Net Cash Change			\$5,242.65
Ending Balance			\$33,326.95
DATE	TYPE	PAYABLE	AMOUNT
10/2/2023	1388	Greener & Cleaner	\$690.00
10/16/2023	1395	Chamber of Commerce	\$50.00
10/27/2023	ACH	Direct Energy	\$15.26

# 2023-2024 QLCIA Annual Budget

		BUDGET 2023-2024
<b>I N C O M E</b>	<b>ANNUAL DUES</b>	
	Annual Dues - 2022	\$28,125.00
	Annual Dues prepaid - 2023	\$0.00
	Late Annual Dues - 2021	\$0.00
	Late Annual Dues - 2022	\$0.00
	<b>TOTAL ANNUAL DUES</b>	<b>\$28,125.00</b>
	<b>INVESTMENTS</b>	
	Interest - Checking	\$200.00
	Interest - Savings	\$0.10
	Interest - CD #1	\$5.50
	Interest - CD #2	\$1.00
	<b>TOTAL INVESTMENTS</b>	<b>\$206.60</b>
	<b>OTHER INCOME</b>	
	Transfer Fees	\$525.00
	DRV Fees	\$300.00
<b>TOTAL OTHER INCOME</b>	<b>\$825.00</b>	
<b>TOTAL INCOME</b>	<b>\$29,156.60</b>	

<b>E X P E N S E S</b>	<b>BUSINESS EXPENSES</b>	
	Permits	\$30.00
	Office Supplies	\$300.00
	P.O. Box Fee	\$170.00
	Printing, Postage, Delivery	\$300.00
	Website	\$300.00
	<b>TOTAL BUSINESS EXPENSES</b>	<b>\$1,100.00</b>
	<b>CONTRACT SERVICES</b>	
	Accounting	\$300.00
	Legal Fees (Mandatory Board Training)	\$3,000.00
	<b>TOTAL CONTRACT SERVICES</b>	<b>\$3,300.00</b>
	<b>EVENTS</b>	
	Annual Meeting	\$100.00
	Community Social	\$750.00
	Welcome	\$125.00
	<b>TOTAL EVENTS</b>	<b>\$975.00</b>
	<b>OPERATIONS</b>	
	Direct Energy	\$250.00
	Landscaping	\$2,000.00
	Lawn Maintenance	\$8,000.00
	Front Entrance - Construction/Restoration	\$20,000.00
	Repairs	\$250.00
	Water - front entrance	\$800.00
	<b>TOTAL OPERATIONS</b>	<b>\$31,100.00</b>
	<b>INSURANCE</b>	
Directors & Officers	\$1,100.00	
General Liability	\$850.00	
<b>TOTAL INSURANCE</b>	<b>\$1,950.00</b>	
<b>TOTAL EXPENSES</b>	<b>\$38,425.00</b>	
<b>NET INCOME</b>	<b>(\$9,268.40)</b>	

# 7 Whittier

## Please take time to look at Yard of the Month!

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### PREVIOUS MONTHS WINNERS

Mar. 714 Quaker  
Apr. 8 Earlham  
May 708 Quaker  
Jun 7 Whittier  
Jul 1 Earlham

Congratulations!

### PREVIOUS MONTHS WINNERS

Aug 12 Whittier  
Sep 805 Quaker  
Oct 4 Earlham  
Nov 7 Whittier\* (2 time winner)

Congratulations!

# 2023 – 2023 Ballot for Board of Directors

<b>Candidate</b>	<b>Address</b>	<b>Phone Number</b>
<input type="checkbox"/> Jeff Belyeu	804 Quaker Dr.	832-620-2868
<input type="checkbox"/> Erin Bevan	7 Earlham Dr.	832-622-2007
<input type="checkbox"/> Joe Bunnell	801 Penn Dr.	281-777-4944
<input type="checkbox"/> Rene Carmona	803 Penn Dr.	832-722-6336
<input type="checkbox"/> Jamaica Jenny	8 Whittier Dr.	281-786-7677
<input type="checkbox"/> Tina Lockridge	3 Haverford Ln.	832-573-2156
<input type="checkbox"/> Kyle Melgren	5 Haverford Ln.	832-272-8575
<input type="checkbox"/> Gabriel Ordonez	8 Earlham Dr.	713-979-8848
<input type="checkbox"/> Carolina Ponder	9 Earlham Dr.	281-216-9490
<input type="checkbox"/> Chris Shaw	16 Haverford Ln.	979-525-9691
<input type="checkbox"/> Francis Tongol	5 Whittier Dr.	281-840-9403
<input type="checkbox"/> Chris VanMetre	708 Penn Dr.	281-253-3516
<input type="checkbox"/> Renae Ward	711 Penn Dr.	713-515-3628
<input type="checkbox"/> Jim Watson	714 Penn Dr.	713-504-6218

**\*\*Each homeowner has option to vote from 1 to 9 candidates, no more than 9 choices.\*\***

# HOMEOWNER'S POLL REGARDING QUAKERS LANDING SECTIONS 1 AND 2 LANDSCAPING CONTRACT WITH CITY OF FRIENDSWOOD

This Poll was sent to every homeowner in Quakers Landing Sections 1 and 2. 2004 was the last year the community was approached to give their opinion on continuing the current License of the FEMA lots between the QLCIA Homeowners and the City of Friendswood.

## VOTING SECTION

Please respond with your opinion below with a "Yes" if you want to continue spending HOA Dues maintaining the License with City of Friendswood, or a "No" and return the license back to the City of Friendswood.. Yes [ ] or No [ ]

## RESULTS

YES  
11

NO  
23

# QLCIA Front Entrance Restoration/Board of Directors Resolution

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The 2022-2023 Board of Director unanimously passed a resolution for the following:

1. All phases of the multi-phase Front Entrance Restoration must be completed before any further QLCIA funds are expensed on any other future project regarding aesthetics.
2. All future Board Member are required to take HOA training to understand a Board Member's duties and expectations.

THANK YOU for your cooperation with this effort. Please try to complete this effort within the next 2 weeks.

**\*\*Fully Adopted Resolution has been uploaded to the website\*\***

# Brick Restoration (BRI) Update

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Brick Restoration is 95% complete. We met with the Project Mgr. and walked down the work completed. We have requested BRI to resurface and repair some of bricks that were missed. TBD.

# Front Entrance

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We have requested BRI to fill-in the cracks in the statues with filler. They have recommended what type paint that we should use on the statues once the filler has been added. This paint will not only protect the statues, but it will also make them all the same color.

# Lonestar Fence Update

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Lonestar Fence removed the railing and took down the signs. A homeowner has offered to remove the existing rust from the signs and re-paint them. That project should be completed within the next 2 weeks.

# **Election of 2023-2024 QLCIA Board of Directors**

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Joe Bunnell – QLCIA Secretary has asked Kevin Holland, who is currently the President of the Board of the GCCDD here tonight to speak on the work currently in progress on a few of the FEMA Buyout Lots.

# Fiscal Year vs Annual Year ending pros/cons

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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 from 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 tonights' meeting.



**QUAKER'S LANDING C.I.A.**

MyQuakersLanding.com [QuakersLanding.board@gmail.com](mailto:QuakersLanding.board@gmail.com)

P.O. Box 633, Friendswood, Texas

**Board of Directors Annual Meeting**

**I. Call to Order**

- **Date:** 11/09/2023
- **Location:** Friendswood Library
- **Time Call to Order:** 6:13pm

**II. Roll Call and Determination of Quorum**

- **Members Present:** Renae Ward, Francis Tongol, Pat Thomas, Joe Bunnell, Jim Watson, Rene Carmona
- **Members Absent:** N/A

**III. Roll Committee Reports**

- **Newsletter:**
- **Social:** Fall Social Event: Chili Cook-Off, Sunday, October 9, 2023 @ 3pm
- **Treasurer's Report:**

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- **Website Report:** Has been updated and is fully functional
- **Welcoming:** Gift package delivered to Jared Arend and Maggie Edwards at 802 Penn Dr
- **Yard of the Month:** 7 Whittier Dr for October 2023 – Bob and Joyce DeLuca

**IV. Old Business:**

- 2022 Annual Meeting Minutes were not approved due to objections

**V. New Business:**

- Vote on 2023 – 2024 Budget was unanimously approved
- First phase of front wall almost complete
- Quakers Landing Sign being painted by volunteers, Iron work being completed, investigating what paint to use for statues



## QUAKER'S LANDING C.I.A.

MyQuakersLanding.com [QuakersLanding.board@gmail.com](mailto:QuakersLanding.board@gmail.com)

P.O. Box 633, Friendswood, Texas

- Resolution to complete front wall before any additional major work is started
- Survey on FEMA lots: 11 YES; 23 NO
  - Lawn Maintenance – QL maintains over 14 acres of City and County properties that the city will mow once a month at no cost to QLCIA.
    - Continue as is with Greener Cleaner
    - Do not license lots
    - Find another contractor to work with QLCIA and city (split expense)
- Board has most comprehend list of the community, ever
- Deed violations were handled by board members after being unable to get Inspections R Us to respond
- Budget 2023 – 2024
  
- 2023 – 2024 Candidates:
  - Jeff Belyeu
  - Erin Bevan
  - Joe Bunnell
  - Rene Carmona
  - Jamaica Jenny
  - Tina Lockridge
  - Kyle Melgren
  - Gabriel Ordonez
  - Carolina Ponder
  - Chris Shaw
  - Francis Tongol
  - Chris VanMetre
  - Renae Ward
  - Jim Watson

Meeting was not adjourned.

Executive Meeting . . . Continuation of Annual Meeting 11-09-2023

### **Call to Order**

- **Date:** 11/10/2023
- **Location:** 5 Whittier Dr, 77546
- **Time Call to Order:** 6:00pm
- **Confirmed election results:** Jeff Belyeu, Joe Bunnell, Rene Carmona, Gabriel Ordonez, Francis Tongol, Renae Ward, Jim Watson

### **Roll Call and Determination of Quorum**

- **Members Present:** Renae Ward, Francis Tongol, Joe Bunnell, Jim Watson, Rene Carmona, Jeff Belyea, Gabriel Ordonez



## **QUAKER'S LANDING C.I.A.**

MyQuakersLanding.com [QuakersLanding.board@gmail.com](mailto:QuakersLanding.board@gmail.com)

P.O. Box 633, Friendswood, Texas

### **New Business (continued):**

- Discussed confidentiality of board business with new members
- New board members will go through training with Jay Quezada
- Renea Ward nominated Francis Tongol for president. Joe Bunnell seconded. Vote was unanimous
- Francis nominated Renae Ward for vice president, Rene Carmona seconded. Gabriel Ordonez
- Joe nominated Jeff Belyea for secretary, Rene Carmona seconded. Vote was unanimous
- Renea Ward nominated Gabriel Ordonez for treasurer, Rene Carmona seconded. Vote was unanimous
- Deed violations, schedule for notifications and a system for fines
  - 1<sup>st</sup> Notice – Friendly email from board: 2 weeks
  - 2<sup>nd</sup> Notice – Written Letter from Board: 2 weeks
    - o Incur late fine for another 2 weeks
  - 3<sup>rd</sup> Notice non-compliance for certified letter: incur fees (\$25) for postal certification and fine fee up to 5 business days
  - 4<sup>th</sup> Notice – attorney involve, all fees and fines (\$50) paid by the homeowner
- Median maintenance and mowing of FEMA lots
- Posting board emails on website
- Need to ratify vote for new board members

### **VI. Adjournment:**

- **Time Meeting Adjourned:** 7:00 pm
- **Next Meeting:** Thursday, December 7, 2023
- **Location:** Friendswood Library

**Minutes respectfully submitted by: Joe Bunnell**

**Minutes approved by QLCIA.**