



## **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 Meeting Minutes**

#### **I. Call to Order**

- **Date:** 09/18/2023
- **Location:** Friendswood Chamber of Commerce
- **Time Call to Order:** 6:40pm, Quorum established.

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

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

#### **III. Roll Committee Reports**

- **Newsletter:** None
- **Social:** A fall social involving a chili cook-off was suggested. Each participant would furnish chili, while the HOA would furnish hot dogs, Fritos, drinks, etc. Suggestions are welcomed.
- **Treasurer's Report:** Presented by Pat Thomas and Francis Tongol. Joe brought up that over \$1,000 was paid to Weston Ray for attending the special meeting in October last year. Tina Lockridge protested that that fee was on consultation about last year's amendment.
- **Website Report:** Updated front entrance bids, minutes, updated files
- **Welcoming:** no news
- **Yard of the Month:** Last Yard of the Month was April, 8 Earlham Dr

#### **IV. Old Business:**

- Approve Minutes

#### **V. New Business:**

- Joe made a motion to make Renae Ward President. Francis Tongol seconded. The vote was unanimous.
- Renae made a motion to make Francis Tongol vice president, Pat seconded. The vote was unanimous.
- We will begin polling the neighborhood if they want to continue to pay to maintain city and county property. Several options will be presented to the association.
- A motion was made by Joe to accept the bid from Lone Star fence to replace the iron work for the front entrance. Francis seconded. The vote was unanimous.
- Joe motioned the bid from Brick Restoration be accepted to repair, clean and seal the front wall. Francis seconded. The vote was unanimous.
- Renae proposed a contract be formed so that all the work for the front entrance be completed whatever the next board and community decided that would be. Pat motioned, Francis seconded, the vote was unanimous.



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- Nomination committees for the board elections in November were announced.
- Chris Shaw brought up Liz Shaw's email to the board stating that bids had been submitted to the board on the front entrance. Chris was informed that no bids had been submitted.
- Part of the new amendment states the board would be able to increase the HOA dues up to 10 percent by the board, but would have to be justified. Renae explained that the HOA is a non-for-profit organization and cannot increase dues without justification to the association. The FEMA lots are federal property and can never be included in the HOA budget or considered Quakers Landing property. Tina Lockridge would like justifiable defined. Chris Shaw asked if the increase could be annual and was instructed that it could be as long as the board justified the increase. Tina Lockridge would like justifiable defined. Chris Shaw asked if the increase could be annual and was instructed that it could be as long as the board justified the increase.
- Jamen Willis gave some information about the FEMA lots that surround his home. After Harvey he had some problems with animals invading his home. Jason Jenny offered to trap the animals and bring them to Penn Dr for release. Renae stated there is not a contest being held between Penn Dr and Whittier Dr. There are no secret meetings being held and no agenda that the board is keeping from the neighbors. The statements being made on social media are opinions of the people posting, sometimes incorrect information.
- While James Toney mentioned at our meeting with him that if someone licensed a FEMA lot, they would have to maintain the lot and pay HOA dues on that lot. Tina Lockridge said she would license the lot next to her house but didn't want to pay dues to the HOA. We discussed that we may be able to grant a variance, but we don't know if we could at this point.
- Joe made a motion to accept the new amendment, Jim Watson seconded, the vote was unanimous.
- Chris Shaw read a statement from Jamacia Jenny stating that Joe and Renea had created turmoil in the neighborhood while she had remain neutral. She has offered to represent any neighbor that cannot represent themselves. She complained that she had been chastised when she offered to represent all neighbors that couldn't attend the first meeting. When Joe stated that he thought her intent was good, but that the meeting would be a board meeting, she stated it was a bold statement for a newly elected director to tell her she couldn't talk at the meeting. Joe stated he was trying to inform her that the normal procedure would be to have three minutes to speak at the end of the board meeting. She would not have enough time to represent several people. After Erin Bevin joined in to repeat that Joe had made a bold statement, he decided not to try to explain what a board meeting was. Joe also referred to the former board's special meeting last year, having a statement on the bottom of the notice that three minutes would be given to anyone that wanted to speak. (That notice is posted on the website.) Joe stated that several people were not familiar with the structure of a board meeting and were unhappy even though it was the number one way a business meeting is held in the United States.



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- Ronnie Lockridge suggested we read Roberts Rules of order
- 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.
  - Greener Cleaner has been asked to bid on QLCIA property, City, and County property separately.
  - Texas Groomers has also been asked to bid on QLCIA property, City, and County property separately.
  - Renae and Joe took a tour with Greener Cleaner and were informed they were asked to mow more of the drainage ditch so neighbors could see the water in the creek. All FEMA lots being mowed, and what part of medians were being maintained. Nothing has changed since last year. Greener Cleaner has been doing the same service they have been doing.

### **VI. Adjournment:**

- **Time Meeting Adjourned:** 8:30 pm, open comment period for members in attendance
- **Next Meeting:** October 8, 2023
- **Location:** Friendswood Chamber of Commerce

**Minutes respectfully submitted by: Joe Bunnell**

**Minutes approved by QLCIA.**