



BOARD OF DIRECTORS MEETING

Minutes

June 24, 2026 – 7:00 to 9:00pm

Zoom

- 7:00 I. CALL TO ORDER: 7:00PM**
Board members present: Andy Little, President. Present: Andy Little, Isaiah Brown, Casey Page, Kim Shimp, Charmaine Moran, Christine Alfieri, Tressia Eskridge
- II. EXECUTIVE SESSION DISCLOSURE:**
MOTION: (Isaiah) To approve all items discussed in Executive session. SECOND (Casey) Motion carries unanimously.
A. Delinquencies – N/A
B. Compliance Report
C. Fee Waivers
D. Leasing Exceptions
- 7:05 III. CONSTABLES REPORT**
Chief Kitchens reviews the statistics. Report will be posted online for community. “Teen Takeover” events will be monitored. Any event wherein people congregate will be monitored closely. Chief is requesting signage be posted at common areas in order to prohibit fireworks from those areas. Signage will allow police to enforce.

Flashing signs for Fieldcrest traffic will be installed soon. One-way signs at Lewis should be limited during certain hours. MUD authorized certain hours only. School has not maintained agreement to direct traffic.

Texas Supreme court has ruled that HOA’s cannot regulate traffic or parking on public roads. Chief is encouraging us to consult with legal counsel to determine interpretation regarding any towing. Abandoned vehicles are encouraged to be reported to the police for towing in the interim.
- 7:20 IV. FINANCIAL UPDATE**
- 7:20 V. CONSENT CALENDAR**
A. Approval of Board Meeting Minutes of 05/27/26
B. Acceptance of Financial Statement for the period ending: April 2026
MOTION to accept: (Isaiah) SECOND (Casey) Motion carries
- 7:25 VI. COMMITTEE REPORTS**
A. Committees’ discussion: Social; Welcome; Landscape; Dog Park; Communications; ACC
B. Charters at present
a. Landscape; communications – previously approved
b. Board Liaison realignment for Committees
A. Social: Isaiah Brown
B. Welcome: Andy Little
C. Landscape: Kim Shimp
D. Communications: Casey
E. Dog Park: open
F. ACC: Isaiah Brown
C. ACC Charter review MOTION (Casey) to approve ACC Charter SECOND (Isaiah) Motion carries unanimously.



8:00 VII. UNFINISHED BUSINESS

- A. Monument at Lakefront Lots
 - a. Signage posted at entrances to Marina Phases 1, 2 & 3
 - b. Clarification of sign placement to include all 3 phases and avoid additional signage needs. Lighting is being fixed for uplighting.
- B. CCR Vote: currently at 1100 votes. Every Friday emails are sent to remind homeowners to vote. Posting signs at entrances, QR codes at Town Hall, text push notifications will be sent. We need 2700 votes in
- C. Reserve Study: Completed. Report is completed and is going to be sent and posted once received. It is expected to be posted by the next meeting. Overall study reflects positive standing.
- D. Outstanding fine collection. Amenity access has improved fine collection. Final account standings have been sent from Essex.
- E. Audits. 2020, 2021 & 2022 have been posted to the resident portal. Previous management attorney is required to sign off on 2023 & 2024 and has not done so. Charmaine will call and request reason for delay.
- F. Update: Retention, Social Media Policy & Code of Conduct; Bylaw – defining/clarifying “director” & allowable candidates. Awaiting response from legal for all issues. Follow up on 6/22, and Action will reach out again.

8:45 VIII. NEW BUSINESS

- A. Tornado Siren. Discussed in November at meeting of the boards for T Ranch, Clements, LSH, Trinity. Kaufman will split the cost, leaving 25k to be split between other boards. MOTION (Isaiah) to approve our portion of the 25k fee for the tornado siren SECOND (Casey) Motion passes unanimously. Charmaine will follow up with the other boards to determine if it is approved by them as well.
- B. Website update
 - a. Community Communications, Calendar and Signage
- C. Reservations refund policy for Tecula Pool.
 - a. 3 days before is full refund. Anything within 48 hours or less, lose deposit. Weather related cancellation is full refund, regardless of timeline. MOTION (Isaiah) SECOND (Casey) Motion passes unanimously.
- D. Volunteer’s appreciation gathering and new engagement.
- E. Town Hall Format Adjustment / Open Q&A Forum
- F. Management Update
 - a. Payment on Fieldcrest Park drainage exceeds agreed contract. Board agrees to pay \$5,000 to cover the cost of the berm installed.
 - b. Kickplates on fence are underway.
 - c. Mailboxes on Ackerly were repaired and are functioning.
 - d. Stone pillars on Callahan/TR Blvd are leaning and need to be repaired. Estimates have been requested.
 - e. MUD capital improvement is functioning and is currently in LSH. As areas are impacted Charmaine will notify the homeowners.
 - f. Sun Grow: Pump Station went down for 5 days without notification, and resulted in landscape issues. Sun Grow did not repair pump inhouse as the contract states. Additional fees for pump repair have been implied. Contract has been breached. Charmaine will go back to D & D bid and request an updated offer to present to the board.

9:00 IX. SCHEDULE NEXT MEETING: Board Meeting: July 22, 2026; Town Hall: July 29, 2026 – Lewis Elementary

9:05 X. MOTION to ADJOURN (Isaiah) SECOND (Casey). Meeting adjourned.