



BOARD OF DIRECTORS MEETING

Minutes

July 22, 2026 – 7:00 to 9:00pm

Zoom

7:00 CALL TO ORDER 7:00

Board Members Present: Andy Little. Present: Andy Little, Isaiah Brown, Brooke Elkon, Casey Page, Kimberly Shimpo **Others:** Christine Altieri, Charmaine Moran, Tressia Eskridge, Resident Guest

II. EXECUTIVE SESSION DISCLOSURE

- A. Delinquencies – N/A
- B. Compliance Report
- C. Fee Waivers
- D. Leasing Exceptions
- E. Payment Plan for Assessment

7:05 III. CONSTABLES REPORT: Chief Kitchens is on vacation. Report will be posted online

7:10 IV. FINANCIAL UPDATE. (Brooke) Continue to realign codes

7:20 V. CONSENT CALENDAR: MOTION (Isaiah) SECOND (Brooke) Approved unanimously
A. Approval of Board Meeting Minutes of 06/24/26
B. Acceptance of Financial Statement for the period ending: April 2026

7:25 VI. COMMITTEE REPORTS

- A. Committees' discussion: Social; Welcome; Landscape; Dog Park; Communications; ACC. Volunteer event to be planned for October.
- B. Charters at present
 - a. Landscape; social
 - b. Communication & Welcome committee charters need review
 - b. Setting up 15-minute meetings with board liaison 06/for each committee to have discussion 2 weeks prior to meeting to provide updates.
- C. ACC Charter review

7:32 VII. UNFINISHED BUSINESS

- A. CCR Vote: 1440 on Fire station, 1360 on amenities etc. Notices sent every Friday, text messages are being sent occasionally but text messages do cost per text.
- B. Reserve Study. Available on residential portal. TR is fully funded through 2056, with advice to decrease monies placed in reserve and add money to a capital improvement fund for future amenities. Only upcoming repair known is pool deck and pool plaster near 2028.
- C. Outstanding fine collection: notification to homeowners of outstanding fines will be done in August.
- D. Audits: 2023 & 2024 audits will be finished by the end of August 2025 will be completed shortly after.

- E. Update: Retention, social media Policy & Code of Conduct; Bylaw – defining/clarifying “director” & allowable candidates. Tabled for next executive meeting.
- F. Website update
 - a. Community Communications, Calendar & Signage. Website budget does exist. MOTION: (Isaiah) Approve budget use and reimbursement to Casey for website updates and management SECOND: (Brooke) Motion passes unanimously (Casey abstained)
- G. Tornado Siren: Only heard back from Trinity, Clements and Lakeside are yet to respond.

VIII. NEW BUSINESS

- A. Additional Committee Consideration
 - Neighborhood Watch: requires discussion with insurance and attorney.
 - Volunteer group to do last minute help for events.
- B. Monthly Open Office Hours
 - Any resident can already contact Charmaine to schedule appointments, knock on the door. If residents need “after hours” times it can be scheduled. Once a month or quarterly may be set up if needed.
- C. Solar-Powered Trail Cameras in Common Areas.
 - 3 cameras are existing within the community. Possibility of supplementing cameras will be looked into.
- D. CCR Breed Restriction Review
 - Not legal in Texas to restrict breeds, but our breed restrictions are in the CC&Rs. Any change will require a CC&R vote.
- E. Self help yard charges increase
 - a. Definition of self-help yard was reviewed. Current self-help charges for mowing/edging at \$100 each. Bulk is calculated by size. Recommended to increase to \$150. Trip Charge of \$75 will remain. MOTION (Kim) to increase self help charge to \$150. SECOND (Isaiah). Motion passes unanimously.
- F. Pumpstation/Landscape Update
 - a. Sun Grow did not maintain landscape and pump station maintenance as the contract requires. Discussion regarding best way to switch back to D&D. Board wants to ensure the contract is not broken prematurely. Contract review is requested, and determine if we have authority to break the contract. Board is in agreement that we wish to change companies. Board requests additional bids, contract review, and standard Request for proposals from legal.
- G. Centurian Sign Removal
 - a. Signs can be removed.
- H. Fence Repair along Travis Ranch Blvd is ongoing.

8:40 IX. SCHEDULE NEXT MEETING: Town Hall: July 29, 2026 – Lewis Elementary

8:49 X. ADJOURN MOTION (Isaiah) SECOND (Casey). Meeting is adjourned at 8:49 pm