



A MOTION WAS MADE to approve the consent agenda. (On motions duly made, seconded and carried, the motion was passed)

4. ACTION ITEMS

- a. Approved 2025 Business Plan (including Vision & Mission Statements)-L. Cox presented the 2025 Business Plan, as well as the newly created Vision and Mission Statements for the Associations. She also noted that the focus areas had been refreshed to be more in line with the two statements.

A MOTION WAS MADE to approve the 2025 Business Plan, including the Vision & Mission Statements, by a 2-1 vote. (On motions duly made, seconded and carried, the motion was passed)

- b. Financial Reports

- i. *Review Preliminary September 30, 2024, Financial Reports*-M. Dei stated that, due to the timing of the October 2024 Board Meetings, the SCA September 30, 2024, financial statements (including a collections update) are not ready for review. He noted that they will be distributed no later than November 6, 2024.
- ii. *Update on 2024 Collections*-see note regarding September 30, 2024, financial statements.
- iii. *Review 2024 3<sup>rd</sup> Quarter Projection*-M. Dei stated that the latest projection would be shared by Sandy Denton in her 2025 SCA Budget presentation.
- iv. *Reviewed Summary of Grants*-D. Ippoliti presented the current Summary of Grants and answered Board questions.
- v. *Accepted 2025 Reserve Studies for SCA and Neighborhoods*-M. Dei presented the 2025 reserve reports for SCA and the gated and special service areas (neighborhoods), based upon the data shared between the reserve study provider and Association Staff, without an onsite visit. S. Denton stated that in the Forest Landing, Parkway Place and Sienna Townhomes special service areas, since the service level has changed, an analysis will be done to determine in 2025 whether or not there will be an ongoing need for a reserve study.

A MOTION WAS MADE to accept the 2025 SCA Reserve Report. (On motions duly made, seconded and carried, the motion was passed)

A MOTION WAS MADE to accept the 2025 Forest Landing Reserve Report. (On motions duly made, seconded and carried, the motion was passed)

A MOTION WAS MADE to accept the 2025 Fox Bend Reserve Report. (On motions duly made, seconded and carried, the motion was passed)

A MOTION WAS MADE to accept the 2025 Parkway Place Reserve Report. (On motions duly made, seconded and carried, the motion was passed)

A MOTION WAS MADE to accept the 2025 Sienna Townhomes Reserve Report. (On motions duly made, seconded and carried, the motion was passed)

- vi. *Approved 2025 Budget and Set Assessments for SCA and Neighborhoods*-S. Denton presented the 2025 SCA Budget, highlighting items resulting in higher operational costs. S. Denton also provided alternative budget/assessment scenarios for the Board to consider. She answered Board questions. After discussion, the Board agreed to set the assessment at \$1,543.00.

Owner Input Time was closed at 9:50am.

**A MOTION WAS MADE to approve the 2025 SCA Budget and set the 2025 assessment at \$1,543.00. (On motions duly made, seconded and carried, the motion was passed)**

M. Dei presented the 2025 Budgets for the gated neighborhood and special service areas, stating that he had reached out, for feedback, to the Gated Neighborhood Committees or Developer. M. Dei answered Board questions.

**A MOTION WAS MADE to approve the 2025 Forest Landing Budget and set the 2025 assessment at \$1,652.00. (On motions duly made, seconded and carried, the motion was passed)**

**A MOTION WAS MADE to approve the 2025 Fox Bend Budget and set the 2025 assessment at \$1,581.00. (On motions duly made, seconded and carried, the motion was passed)**

**A MOTION WAS MADE to approve the 2025 Parkway Place Budget and set the 2025 assessment at \$1,000.00. (On motions duly made, seconded and carried, the motion was passed)**

**A MOTION WAS MADE to approve the 2025 Sienna Townhomes Budget and set the 2025 assessment at \$1,030.00. (On motions duly made, seconded and carried, the motion was passed)**

- vi. *Authorize Opening Account with Charles Schwab for Investments*-M. Dei noted that this item is being tabled due to questions from the SCSF Board of Trustees at their meeting last week. More information will be forthcoming to the Board, electronically.

**c. Approved Contractors and Authorized S. Denton to Sign Contracts For:**

- i. *HVAC Services with Way Mechanical for 3 Years: 2025-2027*-T. Goodell explained that, with the end of the current contract for HVAC services approaching, Staff did a request for proposal. Prices were comparable from the bidders and, based upon an excellent working relationship with Way Mechanical, Staff is recommending continuing with them as our HVAC vendor.

**A MOTION WAS MADE to authorize S. Denton to execute a contract with Way Mechanical for HVAC services for 3 years, from 2025 through 2027. (On motions duly made, seconded and carried, the motion was passed)**

- ii. *Janitorial Services with Building Professionals of Texas for 3 Years: 2025-2027*-T. Goodell stated that Staff sent out an RFP for janitorial services in anticipation of the end of the current contract term. He also noted that the current service provider, Empire, has not been performing to the expectations set for them.

**A MOTION WAS MADE to authorize S. Denton to execute a contract with Building Professionals of Texas for janitorial services for 3 years, from 2025 through 2027. (On motions duly made, seconded and carried, the motion was passed)**

d. Discussed/Adopted Policies:

- i. *Notice Regarding Community Fences and Walls*-L. Cox presented the revised Notice Regarding Community Fences & Walls and identified clarifying changes made to the body of the policy, as well noting that the maps had been updated to include new areas added since the last policy revision.

A MOTION WAS MADE to approve the revised Notice Regarding Community Fences and Walls. (On motions duly made, seconded and carried, the motion was passed)

- iii. *Property Modification and Maintenance Guidelines*-D. Roberts presented a number of updates to the Property Modification and Maintenance Guidelines which were made based upon feedback from the Modifications Sub-Committee and residents on areas of ambiguity.

A MOTION WAS MADE to approve the revised Property Modification and Maintenance Guidelines with the changes discussed. (On motions duly made, seconded and carried, the motion was passed)

- e. Discussed Grant Advisory Committee's Recommendation to Partially Fund Ridge Point High School Theatre Dept. Grant Request-D. Ippoliti presented the application to the Board and provided a recap of the discussion between the RPHS Theatre Director and the Grant Advisory Committee regarding the request for \$30,961.97 for a soundboard and related components, as well as microphone headsets. The Board suggested that the Theatre Director should be asked what other funding sources have been considered. No action was taken pending receipt of this additional information.
- f. Review Maintenance Facility Final Reconciliation & Approve Additional Expenditures-S. Denton indicated that this item would be tabled for future consideration.
- g. Other Action Items-S. Denton presented an update on Hurricane Beryl recovery expenses and funding sources. She answered Board questions.

A MOTION WAS MADE to authorize 1) filing an insurance claim to cover tree/debris removal; 2) use of excess operating funds to cover remainder of outstanding expense; and 3) use of Unrestricted Funds if there is still a balance remaining on the outstanding expense after the use of excess operating funds. (On motions duly made, seconded and carried, the motion was passed)

10:56am – Board President, J. Jenkins requested a 10-minute break.

11:05am – Meeting resumed.

5. NEW BUSINESS

- a. Reviewed Draft Agenda for 2024 Annual Meeting-S. Denton shared a draft of the agenda, noting that the only major difference from the prior year was that the results of the SRA Board of Directors Election will be announced at the meeting.
- b. Approved 2025 Event Schedule-C. Hernandez and A. Peal presented the 2025 schedules of community events and answered Board questions.

A MOTION WAS MADE to approve the 2025 Event Schedule. (On motions duly made, seconded and carried, the motion was passed)

c. Other New Business-There was no other new business on which to report.

6. UPDATES ON OLD BUSINESS

a. STHA Dissolution- S. Denton stated that the final audit is underway and we are about to file the final document with the State of Texas.

b. Beryl Recovery and Funding Update-This was covered earlier in the meeting.

c. 2024 3<sup>rd</sup> Quarter Business Plan Update-L. Cox shared an update of the 2024 Business Plan.

d. Sienna Community Park-A. Peal gate an update on the park project.

e. Developer Update-A. San Miguel provided a Developer Update.

f. Other Major Projects Underway for 2024-There were no other major projects on which to report.

g. Other Updates-There were no other updates on which to report.

J. Jenkins asked to adjourn into Executive Session at 11:25am.

**A MOTION WAS MADE to call the Executive Session meeting to order. (On motions duly made, seconded and carried, the motion was passed)**

During the Executive Session, collection matters were discussed.

J. Jenkins asked to adjourn the Executive Session and reconvene the Regular Session at 11:33am.

**A MOTION WAS MADE to adjourn the Executive Session and reconvene the Regular Session. (On motions duly made, seconded and carried, the motion was passed)**

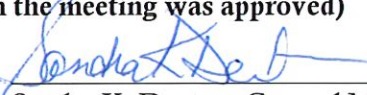
7. RECONVENE INTO REGULAR SESSION

a. Report of Executive Session Action-

- o Collection Matters-The Board authorized the attorney to take action, if necessary, on 7 properties: account numbers: 00129-6981, 00134-0921, 00140-6179, 00141-7375, 00141-7838, 00141-8044 and 00141-8138.

**A MOTION WAS MADE to adjourn the Regular Session meeting at 11:34am. (On motions duly made, seconded and carried, the decision to adjourn the meeting was approved)**

Prepared by:



Sandra K. Denton, General Manager

Approved electronically on November 20, 2024, by the Board of Directors.

Approved by:



Jimmie Jenkins, President