SIENNA™

SRA BOARD OF DIRECTORS
MEETING MINUTES

DATE:	February 3, 2026	
PLACE:	Regular Session	
ATTENDING:	Alvin San Miguel, President	
	Bill Chrisman, Vice-President	
	Allison Bond, Secretary/Treasurer	
	David Atwood, Board Member	
	Patti Gallagher, Board Member	
	Sandra K. Denton, General Manager	Lisa Cox, Staff
	Michael Dei, Staff	Reuben Flores, Staff
	Troy Goodell, Staff	Cyndi Hernandez, Staff
	Dana Ippoliti, Staff	Emi Jopio, Staff
	Doug McGee, Staff	Smita Parikh, Staff
	Andy Peal, Staff	Dami Roberts, Staff
	Junior Salto, Staff	Alejandra Sanchez, Staff

A. San Miguel called the meeting to order at 9:00 a.m.

A MOTION WAS MADE to call the meeting to order and accept the agenda. **(On motions duly made, seconded and carried, the meeting was called to order.)**

A. San Miguel proceeded to welcome all present. Per the sign-in names of the viewers, the following Village Representatives were present: Teri Clayton, Tanner Luna, William Michie, Ramona Mishaga and Leonard Sparks, III. Seven (7) other individuals were viewing.

MEMBER INPUT TIME

A. San Miguel opened Member Input Time at 9:01 a.m. There were 3 members who had submitted input to the Board prior to the meeting. Sandy Denton summarized each submittal.

1) Shamiza Goelaman, resident of the Village of Avalon, had previously reached out regarding the addition of playground within the village. Staff communicated with the resident prior to the meeting.
2) Deb Zygmunt, resident of the Village of Bees Creek, spoke during member input time, expressing concern over increased traffic on Sienna Ranch Road after the opening of the Fort Bend County Toll Road extension. A. San Miguel clarified that the party with authority to address this concern is Fort Bend County.

Residential Association
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3) Ben Tammami, resident of the Village of Anderson Springs, sent an email to the Board prior to the meeting, inquiring about what the annual assessment covers and asked for clarification on whether the Board members are paid for their role. S. Denton confirmed that the Board members are not paid; and stated that Staff will reach out to provide more detail on what the annual assessment rate encompasses.

ACKNOWLEDGE ADMINISTRATIVE AND ROUTINE MATTERS

- Ratified Electronic Decision to Approve Minutes from October 23, 2025, SRA Board of Directors Meeting.
- Ratified Electronic Decision to Appoint Modifications Sub-Committee Member: Chairmaine Yarbrough.
- Ratified Electronic Decision to Approve September 30, 2025 Financial Statements.
- Ratified Electronic Decision to Appoint Pool Task Force Members: John Boyd, Randy Czarlinsky, Betsy George, Ramona Mishaga, Abeer Nawaz, Mark Pisapia, Debbie Platt, Ernest Stalnaker and Julia Thompson.
- Ratified Electronic Decision to Authorize Potential Foreclosure Action on 2 Properties: Account Numbers 00130-1698 and 00116-2086 (January 2026).
- Ratified Electronic Decision to Approve 2026 SRA Board of Directors Meeting Schedule.

CONSENT AGENDA ITEMS

- Acknowledged advance receipt of Board package.
- Appointed 2026 SRA Board of Directors Members and Officers-*The SRA Board of Directors appointed Alvin San Miguel as Board President; Bill Chrisman as Board Vice President and Allison Bond as Board Secretary/Treasurer. David Atwood and Patti Gallagher are Board Members in 2026.*
- Approved 2026 Swimming Pool Hours-*The SRA Board approved the 2026 Pool Hours.*
- Appointed 2026 Committee Members, Chairs and Vice Chairs:
  - i. *Finance Advisory Committee-Bilesh Ladva, Fred McGhee, Andrew Mishaga, Jamyla Mitchell, Vipul Parikh, Scott Rasmussen, Pritesh Shah, Chris Wetmore and Gary Yuen.*
  - ii. *Gated Neighborhood Committees:*
    - ***Avalon**-Asad Khan, PJ Nelson and Rachael Wilson.*
    - ***Commanders Point**-Noreen Mayberry.*
    - ***Forest Isle**-Al Gonsoulin.*
    - ***Pecan Estates**-Vernon Hudson and Rishi Naran.*
    - ***Sanctuary**-Micheline Abboud.*
    - ***Sorrento**-Crystal Carter, Zia Omer and Pritesh Shah.*
    - ***Vieux Carre**-no current volunteers*
  - iii. *Hearing Advisory Committee-Andrew Barry (Vice Chair), Lee Kennihan, Ezekiel King, Ramona Mishaga (Chair), Scott Rasmussen, Heidi Reese and Frank Welsh.*
  - iv. *Landscape Committee-Nancy Brock, Casondra Burkley (Co-Chair), Christi Chrisman, Christine Ginm, LaTrina Kingsbury, Sharon Meeks, Nurith Schonberger, Ernest Stalnaker, Adrianne Streckfus (Chair), Londa Wright and Chairmaine Yarbrough.*
  - v. *Modifications Sub-Committee-Judy Barr, Keith Griffin (Chair), Byron Polk, Truitt Raun, Andrew Richards (Vice Chair), Pete Saulino and Chairmaine Yarbrough.*
- Appointed Uncontested Candidates to VR Positions:
  - i. *Anderson Springs Village Representatives: Christopher Fisher, Rege Kuttothara and Tanner Luna.*
  - ii. *Shipmans Landing Village Representatives: Jon Sachs and Ernest Stalnaker.*
  - iii. *Steep Bank East Village Representatives: Marty Schonberger.*
  - iv. *Waters Lake Village Representatives: Luis De La Mata and Fernanda Tiu.*
- Acknowledged 2025 Annual Meeting Minutes-*The SRA Board of Directors acknowledged the draft of the 2025 Annual Meeting Minutes.*
- Set 2026 SCA/SRA Annual Meeting Date as Tuesday, November 10, 2026, and Confirmed Meeting Format as Virtual.

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

<u>ACTION ITEMS</u>

- <u>Financial Reports</u>
  - ➢ Reviewed Preliminary December 31, 2025, Financial Reports-M. Dei presented the financial statements and answered Board questions.

  - ➢ Update on 2025/2026 Collections-M. Dei reported that for 2025, SRA is 97.1% collected; and for 2026, SRA is 72.03% collected.

A MOTION WAS MADE to accept the December 31, 2025, SRA financials. **(On motions duly made, seconded and carried, the motion was passed)**

  - ➢ Approved Allocation of Estimated Excess 2025 Operating Funds-M. Dei reported that SRA had ended the 2025 fiscal year with excess operating income. He proposed the allocation of excess operating income to reserves and the contingency/catastrophic fund, equally to each (50/50). He also recommended that gated neighborhood excess operating funds be transferred to their respective reserve funds. All other excess income may stay within the fund.

A MOTION WAS MADE to approve the transfer of 2025 SRA operating fund excess operating income to both the SRA reserve fund and SRA catastrophic fund in equal amounts (50/50); to transfer each gated neighborhood's excess operating income to their respective reserve funds; and to allow any other excess operating income to remain within its associated fund. **(On motions duly made, seconded and carried, the motion was passed)**

- <u>Authorized Development of Sienna Community Park-Phase II-A.</u> Peal reported that Phase I of the Sienna Community Park is scheduled to be complete by the end of February, within the budgeted funds. He then presented information on Phase II of the park, which will include the permanent restroom facility, playground (with its associated equipment) and parking. The Board was asked to authorize the development of Phase II.

A MOTION WAS MADE to authorize the development of Phase II of the Sienna Community Park. **On motions duly made, seconded and carried, the motion was passed)**

A. San Miguel closed Owner Input Time at 9:33 a.m.

- <u>Approved the Establishment of Patrol Services Task Force and Related Charter-D.</u> Ippoliti stated that an evaluation of the current supplemental patrol service is a part of the 2026 Business Plan due to consistent concerns expressed by residents and staff. The Patrol Services Task Force will be comprised of MUD and Village Representatives, with the goal of all Villages having representation. The group's aim will be to evaluate the current service against possible alternatives. A recommendation will be presented to the Boards at their 2nd quarter meetings.

A MOTION WAS MADE to approve the establishment of the Patrol Services Task Force and to approve the related Charter. **On motions duly made, seconded and carried, the motion was passed)**

- Approved Contractors and Authorized S. Denton to Sign Contracts for:
  - **Reserve Study Services**-M. Dei outlined the process undertaken in the request-for-proposal sent for reserve study services and reported that 2 of 7 providers were able to meet most of our minimum requirements. He stated that the Board will see a recommendation (for electronic approval in the near future) on which of the two best fits the needs of the Associations.

  - **Sienna Community Park Phase II Agreements and Contracts**-A. Peal presented multiple agreements and contracts related to the development of Phase II of the Sienna Community Park. The Board was asked to authorize S. Denton to execute these documents.

A MOTION WAS MADE to authorize S. Denton to execute Sienna Community Park-Phase II agreements and contracts as follows:

- Agreement between Sienna Municipal Utility District No. 3 and Sienna Plantation Residential Association, Inc. Regarding Contribution of Funds for Sienna Community Park
- Fiscal Sponsorship Agreement between Texas Recreation and Park Foundation and Sienna Plantation Residential Association, Inc. for Grant Funding from Centerpoint Energy
- Proposal from KGADeForest for Landscape Architectural Design for Sienna Community Park-Phase II
- Master Service Agreement with Lone Star Recreation for Manufacture of Sienna Community Park-Phase II Playground Equipment, not to exceed $3,837,877.95 and pending legal review by Association's attorney

(On motions duly made, seconded and carried, the motion was passed)

  - **Fence Construction with Hoggatt LP at 3 Pools: Brushy Lake/Club Sienna/Resort**-A. Peal reported that iron fences at 3 pools are due for replacement in 2026, per the reserve budget. Staff is recommending Hoggatt LP based on historical performance.

A MOTION WAS MADE to authorize S. Denton to engage Hoggatt LP to replace fencing at the Brushy Lake, Club Sienna and Resort pools. **(On motions duly made, seconded and carried, the motion was passed)**

- Discussed/Adopted Policies:
  - **Revised Construction Deposit Policy**-D. Roberts explained that this policy had been revised to update the stated purpose to include verbiage that states that the modification must be completed in accordance with approved plans; and to note that refunds would be issued via credit card only.

A MOTION WAS MADE to approve the revised Construction Deposit Policy. **(On motions duly made, seconded and carried, the motion was passed)**

- Other Action Items: S. Denton stated that there were no other action items on which to report.

NEW BUSINESS

- Discussed Association's Role in Non-Association Business-S. Denton stated that a Board Member had asked that this subject be discussed, based upon the recent experience of many residents and the Associations with Ezee Fiber's construction efforts in the community. She stated that, historically, the Association Staff has encouraged residents to reach out directly to the party with the proper authority, related to the concern. After discussion, the Board agreed no change to the current approach is needed.

- Other New Business-There was no other new business to discuss.

UPDATES ON OLD BUSINESS

- Pool Task Force Recommendations-A. Peal reported that the Pool Task Force had met and discussed the 2026 Pool Schedule and recommended Swim At Your Own Risk hours at Brushy Lake, Steep Bank and Sienna Oaks pools. They also recommended adjustments to the operating hours at Steep Bank Pool to accommodate parents with young children. The 2026 Pool Schedule approved by the Boards previously (via email) reflects these recommendations. A. Peal also stated that the task force will reconvene in summer 2026 to discuss the 2027 Pool Schedule.

- 2026 Business Plan Update-L. Cox shared an update of 2026 Business Plan activities underway in the first 2 quarters of the year.

- Other Major Projects Underway for 2025-T. Goodell reported on two roadway projects: Sienna Parkway and Highway 6; and the Fort Bend Tollway extension from Sienna Ranch Road, west to the Brazos River.

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

A. San Miguel asked to adjourn into Executive Session at 10:10 a.m.

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, collections, deed restriction violation and other legal matters were discussed.

A. San Miguel asked to adjourn the Executive Session and reconvene the Regular Session at 10:18 a.m.

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)**

RECONVENE INTO REGULAR SESSION

a. Report of Executive Session Action-
   - Collection Matters–The Board authorized potential legal action on 5 accounts (#00135-7451; #00123-4419; #00127-2604; #00122-1639 and #100003911) if the owners do not resolve the matters. The owners will have to pay for any related costs on the legal actions.

A MOTION WAS MADE to take the action noted directly above on the Executive Session matter. **(On motions duly made, seconded and carried, the motion was passed)**

A MOTION WAS MADE to adjourn the Regular Session meeting at 10:19 a.m. **(On motions duly made, seconded and carried, the decision to adjourn the regular session was approved)**

Prepared by: Sandra Denton

Sandra K. Denton, General Manager

Approved electronically on Feb. 10, 2026 by the Board of Directors.

Approved by: Allison Bond
Allison Bond (Feb 13, 2026 15:38:55 CST)

Allison Bond, Secretary and Treasurer