SRA BOARD OF DIRECTORS
MEETING MINUTES

DATE:	May 5, 2026	
PLACE:	Regular Session	
ATTENDING:	Alvin San Miguel, President	
	Bill Chrisman, Vice-President	
	Allison Bond, Secretary/Treasurer	
	David Atwood, Board Member	
	Sandra K. Denton, General Manager	Lisa Cox, Staff
	Michael Dei, Staff	Emi Jopio, Staff
	Troy Goodell, Staff	Dami Roberts, Staff
	Amber Rodarte, Staff	
	Doug McGee, Staff	
	Andy Peal, 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 9:00 a.m. There were no residents present requesting to speak. However, two residents had submitted written comments in advance of the meeting but did not appear before the Board. S. Denton summarized the submitted comments as follows:

1. Deb Zygmunt, resident of the Village of Bees Creek, submitted a written request for member input time, expressing concern over increased traffic on Sienna Ranch Road after the opening of the Fort Bend County Toll Road extension and landscaping impacting visibility new Old Pointe. A. San Miguel clarified that the party with authority to address this concern is Fort Bend County and T.Goodell provided information that the landscaping changes have already been made to address visibility.
2. Huang Xiajun, resident expressed concern over the speed limit increase from 35-40 mph on Sienna Parkway. S.Denton responded to the resident to advise that Missouri City is the proper entity to contact regarding his concerns as the association has no control over the speed changes.

ACKNOWLEDGE ADMINISTRATIVE AND ROUTINE MATTERS

- Ratified Electronic Decisions Approve Minutes from February 2026, SRA Board of Directors Meeting
- Ratified Electronic Decisions to Appoint Patrol Services Task Force Members & Charter
- Ratified Electronic Decision to Approve Reserve Study Provider
- Ratified Electronic Decision to Approve Revised Charter Verbiage Overall
- Ratified Election Decision to Authorize Potential Foreclosure Action on (3) Properties March 2026
    1. Foreclosure Action on Account NO.113438
    2. Foreclosure Action on Account NO. 1188743
    3. Foreclosure Action on Account NO.1063444

CONSENT AGENDA ITEMS

- Acknowledged Advance Receipt of Board Package
- Approved 2026 Emergency Preparedness Plans (External & Internal)

A MOTION WAS MADE to approve the Consent Agenda with Revisions to the Emergency Preparedness Plan to include Sienna Oaks where appropriate. **(On motions duly made, seconded and carried, the motion was passed)**

ACTION ITEMS

- Financial Reports
    - Reviewed Preliminary March 31, 2026, Financial Reports-M. Dei presented the financial statements and answered Board questions.
    - Update on 2026 Collections-M. Dei reported that for 2026, SRA is 93.3% collected.

A MOTION WAS MADE to accept the March 31, 2026, SRA financials. **(On motions duly made, seconded and carried, the motion was passed)**

- Reviewed 1st Quarter 2026 Projection-M. Dei summarized the projection and answered Board questions.

- Audit Update-M. Dei stated that the audit is underway, will be completed by early June, and will be routed to the Board when finished.

- M. Dei also shared with the Board the Finance Committees interest in meeting with the Board in a workshop to discuss investment goals and types of investments. A workshop will be scheduled.

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

- Approved Contractors and Authorized S. Denton to Sign Contracts for:
    - **Wood Fence repairs and replacements with Houston Fence Company** - T. Goodell presented the results of the request for proposals, T. Goodell recommended Houston Fence Company based on their established presence within the Sienna community and proven track record of quality work. The Board reviewed the proposal and scope of work.

A MOTION WAS MADE to authorize S. Denton to enter into a contract for 2 years with Houston Fence Company for Wood fence repairs and replacement. **(On motions duly made, seconded and carried, the motion was passed)**

- **Brick Fence & Masonry repairs and replacement with Hoggatt LLC**-T. Goodell presented the results of the request for proposals, T.Goodell recommended Hoggatt LLC based on their established presence within Sienna Community and Proven track record of quality.

A MOTION WAS MADE to authorize S. Denton to enter into a contract for 2 years with Houston Fence Company for Wood fence repairs and replacement. **(On motions duly made, seconded and carried, the motion was passed)**

- **Amendment to Management Agreement with SCA & SRA to add provisions for Restricted functions** - S. Denton presented an amendment to the existing SCA-SRA Management Agreement to incorporate management functions specific to Regency at Sienna, an age-restricted community that will operate as a special service area within SCA.

A MOTION WAS MADE to approve the amendment to the SCA-SRA Management Agreement and to authorize S. Denton to execute the agreement on behalf of SRA. **(On motions duly made, seconded and carried, the motion was passed)**

- Discussed/Adopted Policies:
    - **Community Fences & Walls Guidelines Policy**- T.Goodell advised there was one change to clarify a community fence which had previously not been shown on the map.

A MOTION WAS MADE to approve the Revised Community Fencing & wall guidelines Policy. **(On motions duly made, seconded and carried, the motion was passed)**

- **Community Building & Pavillion Policy** - A. Peal presented a new Community Building & Pavilion Use Policy, which is intended to serve as a resource for staff and residents. A. Peal also noted that pavilion rental provisions were not reflected in the current draft.

A MOTION WAS MADE to approve the Community Building & Pavilion Use Policy, subject to the requested revision to the pavilion rental verbiage. **(On motions duly made, seconded and carried, the motion was passed)**

- **Swimming Pool Policies & Rules** – A. Peal presented updates to the Swimming Pool Policies and Rules.

A MOTION WAS MADE to approve the revised Swimming Pool Policies & Rules. **(On motions duly made, seconded and carried, the motion was passed)**

- **Property Maintenance Guidelines Update for Sport Courts** – D.Roberts presented a clarification to the Property Maintenance Guidelines related to sport courts.

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

- **Board Meeting Preparation & Meeting Protocol Guidelines** – S. Denton presented the Board Meeting Preparation & Meeting Protocol Guidelines. She identified the main changes which were removing the reference to the STHA Board since it is no longer a separate entity and updating the section on Executive Session to align with current day proceedings. Based on feedback from the SRA Board further modifications to the wording and distributed electronically for approval.

NEW BUSINESS

- **2026 Insurance Renewals**-M. Dei presented the SRA 2026 insurance rates and stated that there will be a 5% increase. Staff confirmed coverage levels remain consistent.

A MOTION WAS MADE to authorize S. Denton to bind the SRA insurance policies. **(On motions duly made, seconded and carried, the motion was passed)**

- **Assignment of Out of District Agreement with Sienna Regional MUD)** – S. Denton presented the assignment of the existing Out of District Agreement between Sienna Johnson and Sienna Regional MUD for The Woods, noting that the agreement will be transferred to SRA as development of the area is now complete. She stated that the agreement has been reviewed by the Association's attorney, and revisions were made to eliminate any financial obligation for SRA.

A MOTION WAS MADE to approve the assignment of the Out of District Agreement with Sienna Regional MUD and to authorize S. Denton to execute the agreement on behalf of SRA. **(On motions duly made, seconded and carried, the motion was passed)**

- Other New Business- None

UPDATES ON OLD BUSINESS

- July 4th- L.Cox shared an update on the community's July 4th celebration. The association will not be doing fireworks but will be hosting pop-ups at each pool.
- Patrol Task Force- S.Denton updated the board on the progress of the Task Force and any recommended changes would be presented to the Board.
- Sienna Community Park- A.Peal provided an update on the status of Phase I and what is coming in Phase II.
- 2026 Business Plan Update-L. Cox shared an update of 2026 Business Plan activities underway year to date.
- 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 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

- Report of Executive Session Action-
  - Collection Matters–The Board authorized potential legal action on 51 accounts. Please see attached for account numbers.

A MOTION WAS MADE to authorize 51 collection accounts be sent to the attorney for potential legal action. **(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 K Denton
Sandra K Denton (May 14, 2026 12:52:39 CDT)
Sandra K. Denton, General Manager

Approved electronically on 5-19, 2026 by the Board of Directors.

Approved by: Allison Bond
Allison Bond, Secretary and Treasurer