SRA BOARD OF DIRECTORS
MEETING MINUTES

DATE:	August 4, 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
	Amber Rodarte, Staff	Michael Dei, Staff
	Andy Peal, Staff	Troy Goodell, Staff
	Cyndi Hernandez, Staff	
	Dami Roberts, Staff	
	Doug McGee, 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. Seven (7) other individuals were viewing.

MEMBER INPUT TIME

A. San Miguel opened Member Input Time at 9:00 a.m. Three residents had submitted requests to speak. Two residents were present and addressed the Board. One resident was not present when called and did not provide comments.

1. Deb Zygmunt, resident of the Village of Bees Creek, submitted a written request for member input time, requesting the HOA Sienna Mud 12 and Sienna Levee to place a barrier such as a chain on HOA property north of 31 High Bank Drive and Sienna Mud 12 area between 10 and 16 Spring Bank. Staff has spoken to the resident on this issue previously.
2. Kevin Hummons, resident of Trento Turn Drive, expressed concern over the fiber optic cables that are lying along the ground on Sienna Ranch Road between Tivoli Lane and Bees Passage Road, coiled up near the sidewalk at Sorrento Way and Sienna Ranch Road, and hanging from two trees suspended across Sorrento Way Drive at the intersection of Sorrento Way Drive and Sienna Ranch Road. A.San Miguel responded that this is a Comcast line and that staff has already been in contact with Comcast multiple times so the Developer will use their contact at Comcast also.
3. Edwin Miranda, resident of Bees Crossing, expressed concern regarding his account, which was referred to attorney's office for collections. Mr. Miranda expressed the opinion that the Association should have made additional efforts to notify him before referring the account to collections.

ACKNOWLEDGE ADMINISTRATIVE AND ROUTINE MATTERS

- Ratified Electronic Decisions Approve Minutes from May 2026, SRA Board of Directors Meeting
- Ratified Electronic Decision to Approve the 2025 SRA Drafted Audited Financial Statements and Authorize the Board President and General Manager to Execute the Audit Representation Letter
- Ratified Electronic Decision to Approve SRA Board Meeting Preparation & Meeting Protocols
- Ratified Electronic Decision to Approve Minutes from June 2026, SRA Special Meeting
- Ratified Electronic Decision to Approve temporary deviation from the Communications Policy
- Ratified Electronic Decision to Approve Authorizing and "emergency" expenditure for Security at pools
- Ratified Electronic Decision to Approve an update to the Pool Hours for Saturday July 4^{th}
- Ratified Electronic Decision to Authorize Potential Foreclosure Action on (4) Properties June 2026
    - i. Foreclosure Action on Account NO.1171624
    - ii. Foreclosure Action on Account NO. 1305102
    - iii. Foreclosure Action on Account NO.1306635
    - iv. Foreclosure Action on Account NO. 1143199

CONSENT AGENDA ITEMS

- Acknowledged Advance Receipt of Board Package

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

ACTION ITEMS

- Financial Reports
    - ➢ Reviewed Preliminary June 30, 2026, Financial Reports-M. Dei presented the financial statements and answered Board questions.
    - ➢ Reviewed 2^{nd} Quarter 2026 Projection-M. Dei summarized the projection and answered Board questions.
    - ➢ Update 2026 Collections-M. Dei reported that for 2026, SRA is 94.5% collected.

A MOTION WAS MADE to accept the June 30, 2026, SRA financials. **(On motions duly made, seconded and carried, the motion was passed)**

A. San Miguel closed Owner Input Time at 9:37 a.m.

- Approved Contractors and Authorized S. Denton to Sign Contracts for:
    - ➢ Lake & Fountain Maintenance with Lake Management Services- T. Goodell proposed extending the terms of the current Master Service Agreement to 5 years with Lake Management Services LP for Lake and fountain repair.

A MOTION WAS MADE to authorize S. Denton to execute the renewal of the Master Service Agreement with Lake Management Services LP for Lake and fountain repair for 5 years from 2027 to 2031 **(On motions duly made, seconded and carried, the motion was passed)**

- ➢ Facility Security and Patrol with On-Site Security Protection LLC- L. Cox Presented a recommendation to enter into an agreement with On-Site Protection LLC to provide security services at Association facilities through the remainder of 2026.

A MOTION WAS MADE to authorize S. Denton to execute the contract with On-Site Security Protection LLC for facility security and patrol through the end of 2026. **(On motions duly made, seconded and carried, the motion was passed)**

- Discussed/Adopted Policies:
  - Investment Policy- M. Dei presented proposed revisions to the Investment Policy, noting that the changes were recommended by the Finance Advisory Committee to modernize Sienna's long-term investment strategy.

A MOTION WAS MADE to accept The Revised Investment Policy upon requested edits to section C.5 to change V.D.5 to V.D.4. **(On motions duly made, seconded and carried, the motion was passed)**

- Annual Meeting And Village Representative Elections Matters – A. Rodarte presented the details related to the upcoming Village Representative Election and SCA/SRA Combined Annual/Village Meeting and requested the following Board actions:
  - Confirmed annual Meeting date: November 10,2026 and that it will be virtual
  - Approved Village Representative Election Period from October 6,2026 through November 5,2026
  - Established the election method to be electronic
  - Set unit count for Village Representatives positions
  - Confirmed all owners are eligible voters by October 2, 2026

A MOTION WAS MADE to approve the actions related to the 2026 Annual Meeting and Village Representative Election Matters. **(On motions duly made, seconded and carried, the motion was passed)**

NEW BUSINESS

- Energy Management Plan Recommendations**-** T. Goodell presented the proposed conversion of the Association's streetlights to LED fixtures through CenterPoint Energy's conversion program, noting the anticipated energy savings, reduced maintenance costs, and improved lighting. Staff also recommended upgrading the lighting at Association facilities to LED fixtures and awarding the project to Lugo Electric based on its competitive proposal.

A MOTION WAS MADE to authorize staff to execute the agreement with CenterPoint Energy, proceed with the building lighting upgrades, and award the LED lighting contract to Lugo Electric. **(On motions duly made, seconded and carried, the motion was passed)**

- 2027 Planning Schedule & Budget Discussion- S. Denton presented the 2027 Planning Schedule and briefly discussed the approach to the budget for 2027.
- Other New Business- None

UPDATES ON OLD BUSINESS

- Newsletter Update- C. Hernandez shared an update on the newsletter agreement with Pamela Printing and requested Board feedback on electronic or hard-copy newsletter considering the cost implications. The feedback will be part of the overall recommendation including the budget impact.
- Patrol Service Task Force- C. Hernandez updated the board on the progress of the Task Force to date and they will be meeting again this month to discuss next steps.
- Sienna Community Park- A. Peal provided an update on the status of Phases 1 and 2.
- 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 10:33 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, legal matters were discussed.

A. San Miguel asked to adjourn the Executive Session and reconvene the Regular Session at 10:33 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-
  - Other Executive Sesion Matters–The Board was provided an update on other litigation matters but no action was required.

A MOTION WAS MADE to adjourn the Regular Session meeting at 10:49 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, General Manager

Approved electronically on August 8, 2026, by the Board of Directors.

Approved by: Allison Bond

Allison Bond, Secretary and Treasurer

SRA Board Meeting Minutes-8-4-2026

Final Audit Report 2026-08-11

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