



**SIENNA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

DATE: August 6, 2026
PLACE: Regular Session
ATTENDING: Jimmie Jenkins, President (via Zoom)
Alvin San Miguel, Vice President (via Zoom)
Steven Brumfield, Secretary/Treasurer (via Zoom)
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

Jimmie Jenkins 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.)**

Jimmie Jenkins proceeded to welcome all present. Per the sign-in names of the viewers, the following Village Representatives were present: Chris Auld, Jon Sachs, (15) other individuals were viewing.

MEMBER INPUT TIME

Jimmie Jenkins 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. Paul Koshy, asked for the Association to consider having some tall trees installed in front of the McDonalds at the entrance of Sienna-by-Sienna Ranch Rd. Staff has replied to the resident letting them know that McDonalds has met the necessary landscaping requirements, but their feedback would still be passed on to McDonalds.
2. Mueen Olajobi, expressed concern over the condition and quantity of the community's soccer recreational facilities. Staff provided information regarding the ownership and management of the existing soccer fields, as well as the process for the planning and development of additional soccer facilities.
3. Susie Blyskal, expressed concerns regarding traffic congestion, unsafe driving behaviors, and parking violations near Ronald Thornton Middle School during school drop-off and pick-up times. Ms. Blyskal requested that the Association issue a community reminder encouraging motorists to follow posted traffic and parking regulations. Staff advised that the Communications Team would include a reminder to residents regarding school zone safety, increased pedestrian activity, and compliance with applicable traffic and parking regulations in an upcoming community communication.
4. Tracy Vinson-Watson, expressed concern regarding a deed restriction violation. Staff advised that she is working with the Community Standards Department to discuss available options
5. Don Myers, asked about the timing for Sienna Oaks to open. Staff provided him with that information.

ACKNOWLEDGE ADMINISTRATIVE AND ROUTINE MATTERS

- Ratified Electronic Decisions Approve Minutes from May 2026, SCA Board of Directors Meeting
- Ratified Electronic Decision to Approve the 2025 SCA Drafted Audited Financial Statements and Authorize the Board President and General Manager to Execute the Audit Representation Letter
- Ratified Electronic Decision to Approve SCA Board Meeting Preparation & Meeting Protocols
- 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 4th
- Ratified Electronic Decision to Authorize Potential Foreclosure Action on (1) Property June 2026
 - i. Foreclosure Action on Account NO.1438587

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)**

- Authorized opening of a bank account for Regency

A MOTION WAS MADE to authorize the opening of a bank account for Regency at Sienna neighborhood. **(On motions duly made, seconded and carried, the motion was passed)**

ACTION ITEMS

- Financial Reports
 - i. Reviewed Preliminary June 30, 2026, Financial Reports-M. Dei presented the financial statements and answered Board questions.
 - ii. Reviewed 2nd Quarter 2026 Projection-M. Dei summarized the projection and answered Board questions.
 - iii. Update 2026 Collections-M. Dei reported that for 2026, SCA is 94.3% collected.

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

- iv. Reviewed Grant Summary- A. Rodarte presented a new Grant Summary presentation, and board input will be incorporated to the format.

Jimmie Jenkins closed Owner Input Time at 9:38 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 information on the proposed LED conversion of the streetlights in the north and central through CenterPoint Energy, as well as proposed LED lighting upgrades at SRA facilities. The streetlights in the south and fixtures at SCA facilities are already LED. The item was presented for Board information only.
- 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 newsletters 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.

Jimmie Jenkins asked to adjourn into Executive Session at 10:15 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.

Jimmie Jenkins asked to adjourn the Executive Session and reconvene the Regular Session at 10:22a.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 Session 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 10:23 a.m. **(On motions duly made, seconded and carried, the decision to adjourn the regular session was approved)**

The Regular Session meeting was adjourned at 10:23am.

Prepared by: 
Sandra K. Denton, General Manager

Approved electronically on __October 7_2026__, by the Board of Directors.

Approved by: 
Jimmie Jenkins, President