

Jamestown Colony HOA – Board of Directors Meeting Minutes

Date: June 17, 2026

Time: 6:00 PM

Location: Harris County MUD #102 Building and Microsoft Teams (Hybrid)

Board Members Present:

Larry Eggenberger

Kelsey Heath

Wayne Modgling

Dennis Belton

Jason Iken

Terance Zimmer

Board Members Absent:

None.

CALL TO ORDER AND QUORUM

The meeting was called to order at 6:02 PM. A quorum was confirmed.

ADOPTION OF AGENDA

A motion to approve the agenda was made by Wayne Modgling and seconded by Dennis Belton. The motion carried unanimously.

APPOINTMENT OF OFFICERS

A motion to appoint Terance Zimmerman for the open board position was made by Dennis Belton, seconded by Kelsey Heath. The motion carried unanimously.

MEETING MINUTES

A motion to approve April 2026 meeting minutes was made by Dennis Belton, seconded by Wayne Modgling. The motion carried unanimously.

FINANCIAL REPORT

A motion to approve the May 2026 financials was made by Larry Eggenberger, seconded by Dennis Belton. The motion carried unanimously.

It was noted that GL 6130 Gate Access Systems- Repair and Service will be removed for the 2027 budget.

MANAGER'S REPORT

Crime and Safety

The Board reviewed The Colonies Crime and Safety report provided by MUD 102.

OLD BUSINESS

Wood Fence Replacement

The board discussed gathering proposals for wood fence replacement. No actions were taken.

NEW BUSINESS

Updating DCCR's for Section 1

A motion to move forward with Section 1 language provided by the attorney was made by Dennis Belton, seconded by Terance Zimmer. The motion carried unanimously.

HOMEOWNER FORUM

A homeowner reported violations regarding their neighbor.

A homeowner requested a one-time fee waiver due to financial hardship.

EXECUTIVE SESSION

The Board convened in executive session at 7:52 PM.

The board approved to move forward with assessment liens for accounts ending in 14RD, 26AS, 11SB.

The board approved a one-time fee waiver request in total of \$140.00 for account 11TG.

The Board returned to open session at 9:02 PM.

NEXT MEETING

July 15, 2026

ADJOURNMENT

The meeting adjourned at 9:04 PM.

Board Member Title

Board Member Signature

Date