

Jamestown Colony HOA – Board of Directors Meeting Minutes

Date: March 25, 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

Board Members Absent:

Deborah Carlin

CALL TO ORDER AND QUORUM

The meeting was called to order at 6:10 PM by Wayne Modgling. A quorum was confirmed.

ADOPTION OF AGENDA

Approved unanimously.

MEETING MINUTES

Approved unanimously.

FINANCIAL REPORT

Approved by all Board members present, with Kelsey Heath abstaining due to late arrival.

The Board directed Rise to investigate options for transferring funds from the operating account in amounts exceeding the \$250,000 FDIC-insured limit.

MANAGER'S REPORT

Crime and Safety

A shooting incident was reported on Langham Creek. Residents were advised to contact non-emergency services when appropriate, remain vigilant, and secure vehicles and property.

Violations and Collections

Routine inspections are ongoing within FM and DRV areas. Management will distribute an e-blast reminding homeowners of payment plan options.

OLD BUSINESS

Fence Vote / Special Assessment

Legal complications remain due to differing DCCR provisions across sections. Section 1 lacks clear special assessment language. Revised DCCRs from 2021–2022 may not have been recorded. Legal counsel re-engagement was discussed.

Tree Work

Tree maintenance has been completed by West Oaks Landscapes.

NEW BUSINESS

McIntosh Electric Invoice

No invoice record was found on file. Prior site visits were noted to have occurred approximately 18–24 months ago, related to electrical concerns including underground junctions and breaker trips. The Board requested management to further investigate the matter, contact the vendor for clarification, and expedite payment.

DRV Inspection Guidelines

The Board discussed inspection priorities with an emphasis on reasonable enforcement. Brown lawns related to drought conditions should not be cited. Trash container compliance remains an issue; containers must be stored out of view outside approved collection windows. Holiday decorations should be removed timely.

The Board reviewed compliance expectations for outbuildings and temporary structures, including clarification between party tents and pop-up tents, as well as window air conditioning units and improper window coverings. Power-washing of driveways and sidewalks should not be required, though general cleanliness may be encouraged.

Management maintains a compliance reference list and introduction letter covering common items such as gutter maintenance.

ACC clarification was discussed regarding front yard items, including whether multiple pieces (e.g., two chairs and a table) constitute one grouping or multiple items for approval purposes.

The Board approved sending a spring reminder eblast .

Board Meeting Schedule

Meetings will follow a hybrid format with virtual meetings monthly and in-person meetings quarterly.

Annual Meeting and Governance

The 2025 Annual Meeting failed quorum. Planning for the 2026 Annual Meeting will commence.

The Board requested legal counsel to provide an opinion regarding potential liability and governance implications resulting from the inability to meet annual quorum requirements for the election of directors.

Projects and Improvements

Park benches were installed. Trash can holders are planned for Sections 2 and 3 with TREX material.

Legal Report

The Board requested an audit reconciliation of accounts listed in the legal status report against records maintained in the CINC system to identify discrepancies. The Board also requested additional legal guidance regarding a foreclosed property with an outstanding balance, including whether the balance is collectible or should be written off.

Collections Report

The Board directed management to conduct an audit review of homeowner accounts to identify and correct incorrect \$25 late fees assessed in January and any certified fees mistakenly charged for violations.

Additional Discussion**Wood Fence Replacement Estimate**

The estimated cost for wood fence replacement, including a base board, is approximately \$350,000. The Board requested that this item be placed on the April Board Meeting agenda for further discussion.

ACC Committee Recruitment

The Board discussed ACC committee recruitment and proposed fee structures. The Board approved sending an e-blast soliciting ACC candidates, which will include information regarding the applicable fees.

HOMEOWNER FORUM

Homeowners addressed fence timelines and ACC concerns.

EXECUTIVE SESSION

The Board convened in executive session at 7:30 PM. No actions were taken. The Board returned to open session at 8:59 PM.

NEXT MEETING

April 15, 2026

ADJOURNMENT

The meeting adjourned at 9:00 PM.