

Jamestown Colony HOA – Board of Directors Meeting Minutes

Date: July 15, 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.

Rise Management Present:

Wendy Tran, Association Manager

CALL TO ORDER AND QUORUM

The meeting was called to order at 6:00 PM. A quorum was confirmed.

ADOPTION OF AGENDA

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

MEETING MINUTES

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

RATIFICATIONS

My Neighborhood News agreement. Management will get a fully executed copy,

FINANCIAL REPORT

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

MANAGER'S REPORT

Crime and Safety

No report was reviewed since it was unavailable.

HOMEOWNER FORUM

None.

OLD BUSINESS

Wood Fence Replacement

Management advised 3 proposals with bid comparisons will be ready for the board to review by the August board meeting.

Updating DCCR's for Section 1

Management will provide a draft for Section 1 special assessment notice by July 22, 2026, for the board to review. Board feedback deadline by Monday for final revisions. Community mailout will be sent out by July 30.

NEW BUSINESS**Tree Trimming**

A motion was made by Larry Eggenberger and seconded by Terance Zimmer to approve Proper Landcare proposal with the updated addresses and confirmation of minimum height. Motion carried unanimously.

Storage Container

No actions were taken.

EXECUTIVE SESSION

The Board convened in executive session at 7:14 PM.

The Board reviewed ACC Ethics, Conflict of Interest, Process, Expectations and Timeline documents.

The Board reviewed the legal status report.

The Board reviewed the DRV sheet.

OPEN SESSION

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

A motion was made by Dennis Belton and seconded by Wayne Modgling to refer nine delinquent accounts for further collection action. Motion carried unanimously.

NEXT MEETING

August 19, 2026

ADJOURNMENT

The meeting adjourned at 9:04 PM.

Board Member Title

Board Member Signature
