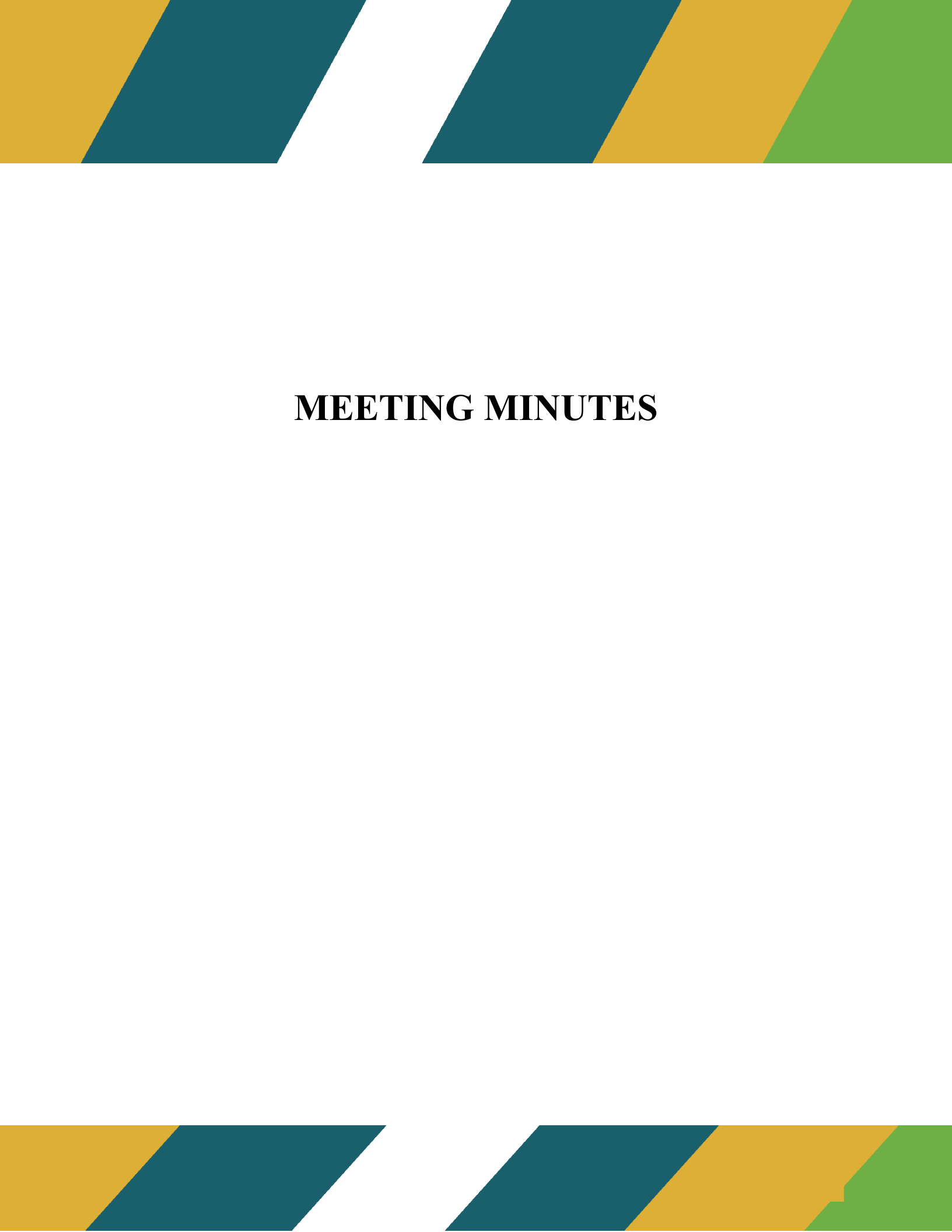




MEETING MINUTES

Park, Playground, and Fence Repairs

The Board reviewed the status of scheduled tree trimming and discussed safety concerns at the parks, including embedded tree supports, a broken playground ramp board, missing fence posts, loose fencing, bolts, landscaping rock, and control boxes. Dickie Zimmer reported that the Section 3 control boxes have already been secured. The group discussed whether to repair individual fence posts or replace larger sections.

Wendy Tran advised that a handyman could be dispatched as soon as the following week to replace fence pickets at Section 1 Park, the Attics, and West Little York. The Board also identified a loose perimeter fence post in Eddix near Howland Street and agreed to reinforce it without expanding the repair scope unnecessarily.

The Board discussed contacting Go Painting for a proposal to clean and recoat the Section 1 wrought-iron fence and to evaluate the Section 3 picnic table, which may require replacement rather than rehabilitation. Members emphasized protecting adjacent landscaping during any washing or chemical treatment. The group agreed to jointly inspect the Section 3 front fence before determining whether to replace a single post or a larger group of posts.

Open Forum

Homeowners raised concerns regarding debris that has remained at 14615 Cross Junction for several months and asked about the HOA's demand-letter and escalation process. Homeowner Jeff Smith raised concerns about deteriorating fencing in West Little York and potential liability if the fence were to damage a vehicle; detailed discussion of this issue was deferred to the scheduled fence-replacement agenda item.

The Board also discussed homeowner comment procedures, including whether comments could address upcoming agenda items and whether a time limit applies. The Board agreed to revise the next agenda to state that homeowner comments are limited to three minutes and must remain germane to the commenter's question.

Fence Replacement Project

Background and Bid Comparison

The Board reviewed the history of the fence-replacement effort, including an earlier, unsuccessful Trex composite fencing proposal and the subsequent reconsideration of wood fencing. Three contractor proposals were compared. Griffin Fence was preliminarily ranked first based on its proposed use of metal posts and lower apparent cost, though scope and warranty terms require clarification.

Kelsey Heath and Dickie Zimmer identified inconsistencies among the Houston Fence and Texas Fence proposals, particularly regarding the treatment of metal versus wood posts. The Board also discussed post quantities, contract taxation, rot-board dimensions, installation depth, temporary fencing during construction, removal of homeowner-installed items, utility marking, insurance, and warranty provisions.

Metal Posts and Decorative Features

Members generally supported retaining metal posts for durability and consistency with prior practice, rather than switching to wood posts. The Board discussed whether decorative triangle features should be rebuilt,

removed, or retained to preserve the appearance of neighboring communities, without reaching a final decision.

Griffin Proposal, Motion, and Financing

The Board assessed Griffin's estimated project cost of approximately \$370,000 against the budget and discussed borrowing rather than imposing a special assessment. A motion was approved authorizing Dickie Zimmer to negotiate specific scope and contract terms with Griffin Fence, given that the bid pricing is valid for 14 days.

Scope, Maps, and Boundary Verification

The Board reviewed conflicting recollections regarding which contractor supplied the fence maps and clarified that the Texas Fence image reflects the perimeter scope, including small wraparound sections at subdivision entrances. The Board discussed whether additional short fence sections near entrances should be added for visual continuity.

The Board also debated whether fence sections near the Section One entrances and the Menendez property are HOA perimeter fencing or homeowner fencing located within the right-of-way. Because participants were not fully aligned on exact locations, the Board agreed that ownership, maintenance responsibility, and scope accuracy must be confirmed before final commitments are made. An on-site review was scheduled, and an additional southeast-side fence segment was identified for inclusion in the scope.

Section One Voting

The Board reviewed the status of Section One voting on the fence project. Approximately 20 votes had been received of the 106 affirmative votes required. The Board discussed the process for submitting photographed ballots and homeowner Steve's paper ballots.

Monument Electrical Upgrade

The Board reviewed monument electrical proposals and determined that simply replacing existing equipment would not resolve the recurring fault problem. The group defined a broader scope involving separately isolated circuits, with dedicated breakers for lights and outlets, at the Section One and Section Two entrances.

The Board discussed permitting requirements, conduit availability and condition, buried wiring, and the likelihood that additional conduit will be needed. Dickie Zimmer agreed to walk the electrical locations with a contractor following the Friday site meeting, with Wendy Tran coordinating the walkthrough. Participants favored a complete circuit-segregation and repair strategy over another limited replacement, which could allow the same faults to recur within a year.

Other Business

Fiber Internet Proposal

The Board considered inviting CSI Consulting to present a fiber internet offering, with anticipated homeowner pricing of approximately \$30–\$40 per month and potential revenue sharing with the Association. Participants disagreed on likely adoption in an established community but supported exploring the option further.

Holiday Lighting