

EAGLE SPRINGS COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Date: Thursday, May 19th, 2022
Time: 4:00 p.m. – 7:00 p.m.
Place: Valley Springs Clubhouse – 13555 Valley Lodge Pkwy,
Humble, TX 77346

AGENDA

Executive Session at 4pm (Board Members Only – Closed to Homeowners)

- A. Establish Quorum and Call to Order 4:00pm
- B. Business 4:01pm
 - a. Tachus Princeton Park Utility Easement Agreement 4:02pm
 - b. Empire Works Reconstruction, Taylor Brown, and McKenzie, Ryan and Mena, LLP 4:03pm
 - i. To Discuss Talon Ridge Section 51 Recommendations on Building Exterior Maintenance
- C. Attorney Status Report 5:00pm
- D. Collections Report 5:05pm
- E. EMR Report 5:10pm
- F. Deed Restriction Enforcement Report 5:15pm
- G. Adjournment into Open Session 5:55pm

Open Session at 6pm (Open Homeowners/Public)

- A. Call to Order 6:00pm
- B. Introductions of Management Company and Board Members 6:01pm
- C. Summary of Decisions Made in Executive Session 6:02pm
- D. Disposition of Minutes from Last Board Meeting – April 21st, 2022 6:03pm
- E. Deed Restriction Report – Review Enforcement Action Report Dated May 11th, 2022 6:04pm
- F. Unfinished Business – Ratification of Decisions Made Between Meetings 6:05pm
 - a. Aquatic Management of Houston Athletic Club Activity Pool Repairs Identified by Leak Detection at \$3,700 – **Approved**
 - b. Aquatic Management of Houston Proposal for Athletic Club Activity Pool 5HP EQ Pump Replacement – **Approved**
 - c. 129E0103002 Variance Request for 52 Inch Single Gate Instead of Required 48 Inches – **Approved**
 - d. 129E1801078 Payment Plan Request – **Approved**
 - e. 129E2801053 Variance Request to Conditional Driveway Extension Approval – **Approved**
 - f. 129E0703037 Waiver of Fees – **Approved**
 - g. 129E3103034 Settlement Offer - **Approved**
- G. New Business
 - a. 129E0501005 Authorization for Deed Restriction Lawsuit 6:06pm
 - b. 129E0802020 Authorization for Expedited Foreclosure Lawsuit 6:06pm
 - c. 129E2102009 DRV for Exterior Paint to Brick – Request to File Notice of Non-Compliance 6:07pm
 - d. Harris County Commissioner Pct. 3 Projects Update 6:08pm
 - e. Talon Ridge/Section 51 Townhome Building Replacement Cost Study 6:10pm
 - i. Global Solution Partners - \$5,100.00
 - ii. Association Reserves – N/A Does not do insurance appraisals
 - iii. Reserve Advisors – \$2,750.00
 - iv. Building Advisors - N/A Does not do insurance appraisals. Can only do Insurance Advisory report with a Reserve Study.
 - f. Brick Restoration Perimeter Fence Assessment and Proposals of Repairs 6:15pm
 - i. Perimeter Fence Power Wash and Water Repellant \$23,944
 - ii. Perimeter Fence Piece Meal Restoration \$125,080
 - iii. Perimeter Fence Single Panels Demo and Rebuild \$45,500
 - g. Dog Waste Stations 6:20pm
 - i. Estimated cost for purchase and installation of each station
 - ii. Determine locations for formal proposal

h. Pool Party Guidelines and Procedures	6:23pm
H. Financial Reports	6:25pm
I. Committee Reports	6:30pm
J. Homeowner Open Forum – One Homeowner at a Time (3 minutes or less)	6:35pm
K. Schedule Next Meeting	6:45pm
a. Board Meeting – Thursday, June 9th, or 16th at 6pm	
b. Annual Meeting – Thursday, June 9th, or 16th at 7pm	
L. Call for Adjournment	7:00pm