**Champions Glen HOA Quarterly Board Meeting**

**Saturday May 19, 2024 at 2 P.M.**

**Location: 5718 Glen Mist Ln.**

Alan Kaniss called the meeting to order. A quorum was established. Board members in attendance were Alan Kaniss, President, Laurell Hayes, Secretary, and Paul Gross, Treasurer and Gary Schmidt, Vice President. In addition, the following committee members were present – Muhammad Mubeen, Tim Timmerman, Carolyn Rogers, and Deany Meinke Newsletter Editor. In addition, the following residents were present Danielle & Chad Zykoff, Marinell Mendoza, Nancy Kaniss, Debbie Malbrough, Terry Talley and Marj Johnston.

**Approval of March 20, 2024, Special Board Meeting minutes –** A telephonicBoard meeting was held to disallow a permit to Ezee Fiber or any other utility to add fiber optic cable in the neighborhood without Board approval. The vote was unanimous.

**Treasurer’s Report**

Paul Gross presented a CGHOA Maintenance Fund report through May 19, 2024. Additional Balance Sheet and Profit and Loss reports were included.Paul noted that we were within budgetwith no exceptionalitems to report. We plan to look into possibly increasing the Transfer fee and the annual Maintenance fee.

**Architectural Committee**

Tim Timmerman reported there were no new requests.

**Maintenance**

Muhammad Mubeen presented a report which covered road maintenance plans covering 2-3 years of work. He reported that his committee walked the streets of the subdivision with our existing contractor Ethan Dunlap. He identified three areas of badly damaged concrete with a total price of $41,550. We approved two of the areas and they have been repaired at a total cost of $13,808. Mubeen also reached out to two additional concrete repair companies for estimates to repair sinking and cracked concrete. His opinion is that focus should be on repairing cracks and expansion joints versus concrete raising. Overflowing sprinkler systems are one of the reasons causing streets deterioration and need attention for regulation.

Mubeen made it clear that our current annual budget of $24,000 is not sufficient to maintain our roads adequately. **A blue-ribbon committee will be created to analyze our annual Maintenance fee with a focus on increasing the annual fee starting in 2025.**

The recent flooding of streets was due to 3”x3” slots of drain covers being covered/blocked with leaves, tree limbs, etc. As noticed, the existing water drain system at NW corner seems to be adequate and a modification of drain cover’s slots size for bigger openings was suggested. Further alternatives will also be explored for free flow of storm water to resolve the critical issue of drain’s entrance blockage. Mubeen will work on getting us a cost from our contractor.

Big shoutout to Muhammad Mubeen, Gary & Sandy Schmidt, Sandra Shorrosh and Debbie Malbrough for working very hard to clear the drain covers during street flooding on May 16th as the suction of the debris on the drain covers was causing the flooding issues. There are no approved projects currently. **See our website for the current report**.

**Security**

Chad Zykoff presented the April 2024 Constable report for Cypress Forest PUD. This is a monthly report, and he plans to have it posted on our website going forward.

Chad reached out to Mike Parsons our Cy Forest Security Coordinator. He highly encourages us to consider installing Flock Safety cameras to monitor our entrance, at a minimum. They provide a customizable solution to proactively deter and solve crime in neighborhoods. License plate recognition paired with live and recorded video cameras work 24/7 to provide objective evidence to law enforcement and help solve crimes faster. Chad will reach out to them for a demonstration. <http://www.FlockSafety.com>

I also inquired about getting the constables to drive through the neighborhood at a minimum from Friday night through Sunday night from 10:30p-3am.  This was addressed immediately and I anticipate increased visibility starting this weekend.  The Sergeant directed the deputy to complete his reports in our neighborhood to improve visibility!

**Suspicious car** -License SNV 0514 spotted driving our streets in the early morning hours 6-6:30. We were unable to get the Constables to follow up on this vehicle so please be vigilant if you walk early in the morning.

Chad will reach out to the County for scheduling of overgrown grass on Strack Road.

**Landscaping**

Carolyn Rogers reported spring flowers planted. All Crape Myrtles were trimmed for all for evenness appearance. Replacement of (5) five Crape Myrtles for the ones that died. All had mulched added recently for the hot summer months. Uplighting was added to the main tree at entry, so it wasn’t so dark at nighttime.

New member Thuy “Twee” Le has joined the landscaping team and we are looking forward to her help.

**Deed Restrictions**

Alan praised the Deed Restriction Committee for their fine work in sending out Spring clean-up letters to our residents. They sent the letters out over Alan’s signature block in hopes folks would realize we are serious about maintaining their years. The responses and results have been overwhelmingly positive. Going forward the letters will be signed by a member of the committee.

Alan previewed our new Architectural & Maintenance Policy the Deed Restriction Committee has created. It clearly lists our policies on all aspects within our Covenants, Conditions and Restrictions (CC&R). We plan to post the draft on the website to encourage input before offering it effective July 1, 2024.

**Dangerous dog – 5726 Glen Allen –** Alan invited the owner to attend the HOA meeting but was unsuccessful. He informed the residents that the CG HOA is NOT a police force and has NO authority over the dog. He encourages residents to report the dog to the Harris County Public Health Authority – 281-999-3191 should they need to report an incident.

**Single Family resident – 14106 Glen Cannon.** There has been ongoing documentation of incidents from physical fighting in the front yard, lewd acts in cars, and visitors throughout the evening. Police have been dispatched multiple times as well. There is also some question if all the residents are members of a single family. The decision has been made to request the owner provide the HOA with the name, phone number and email address of each person who will reside at the leased property as well as the start date and term of the lease. This is in keeping with the rental rule changes created during the 2021 Texas 87th Legislative Session.

Additionally, the HOA intends to initiate actions under our Article III- section 3.19 – nuisance restriction in hopes of minimizing future disturbing incidents.

**CG Directory**

Alan thanked Deany Meinke for a wonderful job on creating the directory and his new Block Captain’s for distributing the directory.

**Old Business**

Excited to introduce our new Block Captains Jerry & Linda Atkins – Glen Allen; Nattaya Smith- Glen Green; Nancy Shaughnessy- Glen Pines; Jackie Schneider-Champions Glen; Joyce Thompson- Glen Mist; and Brenda Boyd – Glen Canon

**New Business**

Annual HOA meeting will be held at Champion Forest Baptist Church at 7:00 p.m. on October 17th**.**

Champions Glen HOA Quarterly Board Meeting will be held August 11th at Alan Kaniss home located at 5718 Glen Mist Lane at 2:00 p.m.

There being no further business, the meeting was adjourned at 3:30 pm.

