

Lancaster Community Association

19831 Stoney Haven Cypress Tx 77433

281-858-1449

Executive Session Meeting

January 30, 2026, 6:30 pm

Meeting called to order at 6:40 p.m. by Phyliss Bass Board President

Roll Call in office attendance Phyliss Bass, Andon Riordan and Sonia Dupree Member of the Board Advisory by phone Wanda Williams

Quorum was established

Approval of Meeting Minutes- Wanda Williams made motion to except last executive meeting minutes and second by Phyliss Bass

Phyliss welcome New Board Members & Advisory Board

Items for Discussed

2026 Board of Directors' Goals

Community Center maintenance, including exterior painting, pressure washing and refreshing the parking stripes and handicapped parking spaces.

Bid received from Carlos Lopez in the amount of \$3000-\$5000 and awaiting bid from BJ Construction Company.

Curb Painting – Bid received from

1)Champions Curb Panting with two options standard \$23816.00 and premium \$29312.00

2)City Curbs \$27000.00

3) There were two other bids from last summer, each totaling over \$36000.00 per company

Motion was made by Wanda Williams and second by Phyliss to proceed with Champion Curb

Board is awaiting bids for sanding, and painting the pool gate, Painting pool house door.

Inspecting mailboxes to determine which need replacement or painting is on the list for bids.

Reserve Study- Current reserved study was compared to 2023 which showed that the community center building and pool area need some repairs. Board agreed that the repairs are needed and will secure bids to proceed before pool season begins.

2026 Proposed Budget was reviewed, and vote will take place at next Executive Session allowing members to further review.

2026 Pool Season (Family Hours) board agreed in further discussion possibility in family hour for families with younger children. Final decision will be determined by next session to allow contact with pool company for the upcoming season.

Upcoming Events -Thank you lunch will be provided to the constable office for their service towards our community.

Q&A and Suggestions

Meeting was adjourned at 8:05 p.m. by Board President Phyliss Bass

Meeting notes by Wanda Williams Board Secretary