

Board Meeting  
Open Session  
Thursday, November 21, 2021  
6:00 p.m. – 6:30 p.m.

▪ Call Meeting to Order

The meeting was called to order at 6:12 p.m. by Vice President, Maria Adams.

▪ Roll Call

Yamile Torres, and Phyllis Bass were in the office, Maria Adams, Carla Unkefer via Zoom and David Molina joined by telephone. A total of 13 homeowners also joined via Zoom.

▪ Establishment of Quorum

Quorum was established by Yami Torres.

▪ Approval of Meeting Minutes

Minutes were approved by Maria Adams and seconded by Carla Unkefer.

Legislative Changes to Texas Property Code 209

- New laws pertaining to Texas Property Code 209 took effect on September 1, 2021. Laws affecting Lancaster that were discussed include:

1. Display of Certain Religious Items

An ACC Form must be completed and approved prior to displaying religious items. All religious items displayed must be located on the homeowner's property only.

2. Security Measures

An ACC Form must be completed and approved prior to the installation of security cameras. Homeowners with security cameras installed prior to September 1, 2021, are grandfathered in and ACC approval will not be required. Camera equipment may only be located on the homeowner's property. Security fencing may be erected upon approval from the ACC Committee. Security fencing may only be constructed from wood. Security lighting may be installed, but it must not be so bright that it interferes with the rights of neighboring property owners.

3. Hearings Before the Board: Alternative Dispute Resolution

This law does pertain to charges for property damage, foreclosure, violation of restrictions or assessment collection, but not ACC denials. The owner has a right to submit a written request for a hearing to discuss and verify facts and resolve the matter before the board. The hearing should be scheduled no later than the 30th day after the date the board receives the request for a hearing. The homeowner should be notified of the place, date and time. A postponement can be granted by either party of not more than 10 days.

4. Bid Solicitation Policy for Contracts Exceeding \$50,000

A total of 3 bids are necessary for projects that exceed \$50,000. If 3 bidders are not located the board may select from among 2 qualified bidders. Bidders must be qualified, provide evidence that they are experienced and have the resources to finish the work. This law does not pertain to projects that do not exceed \$50,000.

5. ACC Review Authority

Board members, nor their spouses may not serve on the ACC Committee. When the ACC Committee denies an application, the denial letter must explain how the home or property can be modified to secure approval.

▪ Vote on 2022 Assessments

Assessment for 2022 will increase by 10% for a total of \$342.98. Vice-President, Maria Adams brought the vote to the floor, and was seconded by Member-at-Large, Carla Unkefer. It was explained for attendees that 20% of 2021's assessments are still outstanding, which negatively affects the community's budget and dictates a need for an increase.

▪ Announce New ACC Committee Members to Begin on 11/1/2021

Three members of the community, JoAnne Escamillo, Alex Miranda and Amanda Gallardo, volunteered to serve on the ACC Committee effective 11/1/2021. Neither volunteer was in attendance.

▪ Open Forum-Questions or Concerns

A homeowner expressed concerns about ATV, dirt bikes and other recreational vehicles on the streets within the community. Yami explained that she should contact law enforcement's non-emergency number to report it. She was referred to the website for the phone number. She was also concerned about trash throughout the community. It was explained that the landscaper picks up trash in the common areas and Harris County picks up trash when they mow the parks. Members of our community should do their part by not littering and picking up trash when observed.

Another homeowner complained about lighting at the Tealbrook Entrance. There are bulbs that have blown out. Yami stated that at this time, we are not able to address the situation due to the cost, however, it is on the agenda to be addressed next year when funds are available. He was also concerned about an inoperable vehicle with flat tires on his street. Yami assured him that she has addressed the issue with law enforcement on a few occasions, but they have not resolved the issue due to the lack of manpower. He also

mentioned that he infrequently sees law enforcement patrolling the community. Yami again, addressed the lack of manpower, but explained that cameras were installed throughout the community to compensate for the diminished police presence. Images captured by the cameras are shared exclusively with law enforcement.

A homeowner expressed concerns about a traffic light at Rustic Lake and Fry Road and Yami referred him TXDOT because Precinct 3 said that they have no control over the lights. She stated that the complaint must be submitted in writing to TXDOT.

Another homeowner wanted to know where pool rules are located, and he was referred to the website.

- Adjourn Meeting

The meeting was adjourned at 6:57 p.m. by Maria Adams.