

LANCASTER COMMUNITY ASSOCIATION

Virtual Meeting of the Members

April 21, 2022/ 6:00 P.M.

In-Office Attendance

Maria Adams, President
David Molina, Vice-President
Phyllis Bass, Secretary
Amanda Gallardo, Member-at-Large
Yami Torres, Community Manager

Attendance via Zoom

John Guyton, Officer

Call Meeting to Order

The meeting was called to order at 6:05 p.m. by Maria Adams.

Establishment of Quorum

Quorum was established by Maria Adams.

Approval of Meeting Minutes

March's meeting minutes was approved by Phyllis Bass and seconded by Maria Adams.

Deputy Wright Addressed the Community

Lancaster's dedicated police officer, Deputy Wright, introduced himself to attendees. He advised that he can be contacted through HCSO's non-emergency number, 281 463-6666 and he will automatically be dispatched. Emergency situations should be directed to 911. He provided his badge or unit number, which is 5U37.

Vice-President, David Molina stated that the MUD District also has 18 deputies patrolling the area.

A homeowner had concerns about fights occurring after school. Deputy Wright stressed that she should contact the non-emergency number with detailed descriptions of those involved. He is already aware of the issue and is working to obtain 2 additional officers to assist after school is dismissed.

Another homeowner expressed concerns about her neighbors playing loud music and using vulgar language. Officer Wright stated that playing loud music is not a crime but recommended that she either call the non-emergency number or attempt to calmly speak with the neighbor herself.

President, Maria Adams provided a recap of the information provided by Deputy Wright and ended the question-and-answer period.

Petition for Installation of Signs Prohibiting Overnight Parking of Commercial Vehicles

A petition has been created to solicit signatures from homeowners from each section of Lancaster so that we can obtain signs from Commissioner Jack Cagle's office that would prohibit overnight parking of commercial vehicles between the hours of 10:00 p.m.-6 a.m. Signatures from 25% of homeowners in each section of Lancaster are required for approval. The following homeowners offered to volunteer to help obtain the needed signatures.

Carla Unkefer - Lancaster, section 1 (20 Signatures Needed)

Michelle Green - Cypress Springs. section 2 (29 Signatures Needed)

Veronica - Lancaster Square (18 Signatures Needed)

Yvonne - Cypress Springs. section 4 (39 Signatures Needed)

Maria Adams - Cypress Springs. section 6 (39 Signatures Needed)

Yami will send an email to the community explaining the endeavor, as well as to notify homeowners that volunteers will canvas each section with petitions requesting their signature.

Reminder of Deed Compliance

Maria led the discussion and stressed the need for all homeowners to comply with deed restrictions. She also encouraged investors to speak with tenants regarding community standards and deed restrictions.

Homeowner, Carla, had questions about verbiage surrounding the use of basketball goals. She referred to an email that stated that basketball goals are not allowed in the community. Yami explained that portable basketball goals are allowed but must not be within street view after use. Also, different sections of the community have different rules and she was referred to deed restrictions, which are located on the website. Carla said that saying that basketball goals are not allowed in the community should never be communicated to homeowners and Yami agreed to be clearer on the issue in the future.

Pool Season and Pool Hours

The Board of Directors convened for approximately 15 minutes for an executive session to discuss this year's pool opening. Considering recent events, it was decided that the pool shall remain closed until further notice. We will advise with the community's attorney, as well as law enforcement, to determine when it can safely reopen. The decision was communicated to attendees, and everyone agreed with the board's decision.

Q&A

A homeowner inquired as to how the community's bylaws can be obtained, and she was referred to the website.

Homeowner, Carla, asked about youth events in the community and she was told that if someone wants to volunteer to spearhead an event, the community center can be used, but Yami's increased workload will not allow her to plan an event. A few homeowners volunteered to work toward sponsoring an event with guidance from Yami.

Adjournment and Next Meeting

The meeting was adjourned at 7:11 p.m. by Maria Adams.

The next Open Session Meeting will be held on May 19, 2022, at 6:00 p.m. via Zoom.

Phyllis Bass, Secretary