

LANCASTER COMMUNITY ASSOCIATION

Virtual Meeting of the Members

May 19, 2022/ 6:00 P.M.

In-Office Attendance

Maria Adams, President
Phyllis Bass, Secretary
Yami Torres, Community Manager

Attendance via Zoom

John Guyton, Officer
David Molina, Vice President

Not in Attendance

Amanda Gallardo, Member at Large

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

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

Update on Relocation & Installation of Cameras for River Pines Park

Cameras are needed at the River Pines Park due to an increase in criminal activity and homeowner complaints. Yami stated that David Molina is going to speak Harris County MUD District during their June 1 meeting to see if they will relocate and install the cameras. Lancaster Community Association will still be responsible for the monthly fees. Since our cameras are currently located on Harris County's easement, they can be disconnected at any time by CenterPoint. A homeowner wanted to know if the cameras can be placed on a homeowner's property, and it was explained that law enforcement determines the location of cameras based on where they are most needed.

Pool Season and Hours of Operation

The pool is scheduled to open during the Memorial Day weekend. The hours of operation will be from 10 a.m.- 8 p.m. Tuesday - Sunday. The pool will be closed on Mondays for cleaning. Pool passes need to be renewed before opening day and the renewal fee is \$15.00 and a new pool fob is \$25.00. Residents can renew their pool fob online using the AppFolio app. Pool entry will be denied if a fob is not active and for those without one.

Stray Animals in the Community

Maria led the discussion and emphasized that there is an increase in the number of stray animals in the community. Residents are responsible for the care of their pets and ensure that fencing is in good repair, which prevents pets from escaping from yards. She also spoke about the community's deed enforcement efforts and stated that homeowners should want to protect their investments through adherence and compliance to the community's deed restrictions. Yami added that we are increasing deed enforcement efforts

through issuing violations for dirty driveways, debris (which is anything in the yard other than grass and patio furniture) and fencing in need of repair. She explained that dirty driveways may either be pressure washed or chemically cleaned to remove dirt and stains. Residents in need of additional time to cure violations should contact the office to request it. Also, it is the homeowner's responsibility to ensure that their contact information (email address, telephone number and home address) is always current and updated in the AppFolio portal.

Q & A

Homeowner, Carla, inquired as to why meeting minutes are not available prior to meetings. Yami explained that minutes must be approved prior to being published.

Lancaster Square homeowner, Veronika, wanted to know how to obtain a form to record signatures for the signs prohibiting trucks from parking in the community. Yami advised that she will be happy to provide the form.

Another homeowner questioned why the community is "red flagged", the date of the next MUD meeting and whether there are adult only pool hours. It was explained that the electrician placed the cameras on Harris County's easement, and we are now "red flagged" as a result. Yami stated that the next MUD meeting will be on June 1 and the pool is for general use for all residents with no adult pool hours.

Adjournment and Next Meeting

The meeting was adjourned at 7:05 p.m. by Maria Adams.

The next Open Session Meeting will be held on Thursday, June 16, 2022, at 6:00 p.m. via Zoom.

Phyllis Bass, Secretary