

LANCASTER COMMUNITY ASSOCIATION

Virtual Meeting of the Members

September 15, 2022, 6:00 P.M.

In-Office Attendance

Phyllis Bass, Secretary
Yami Torres, Community Manager

Attendance via Zoom

Maria Adams, President
David Molina, Vice President
John Guyton, Officer
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

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

2023 Budget

Maria stated the Board of Directors approved the 2023 budget. Due to economic conditions, including rising costs and increasing contract fees, 2023 assessments will also increase. David Molina emphasized that it's not 1 or 2 things that have increased, it is everything. So, to support a stable, well-financed budget that withstands changing economic conditions, increases are necessary.

Announce 2023 Assessment and All Association Fees

Maria stated that the 2023 Assessments will increase from \$342.98 to \$377.28. The following increased fees will also be assessed effective January 1, 2023: Late Fee, \$75, Deed Administration fee \$150, Transfer Fee \$350, Statement of Account \$75, Resale Certificates \$375, and Refinance Fee \$200.

General Community Business and Nominating Committee Volunteers

Yami reminded attendees of deed restrictions and the importance of adherence. She reminded homeowners that deed restrictions for all subdivisions can be found on the community's website and repeated that the deed administration fee will increase to \$150 effective January 1, 2023.

Yami requested volunteers for the Nominating Committee and explained their duties. Homeowners Anthony, Sharon, Wanda and Minty all volunteered to serve. Yami explained the importance of volunteering in community endeavors and how involvement benefits the community. Yami stated that she will be contact with them to explain their roles and responsibilities.

Q&A

Homeowner, Sharon, had concerns that the increase in assessments and other fees is specifically for the purpose of paying for the HC contract. David explained that the increase is due to the increases in all contracts and the need for capital improvement funding, not specifically to pay for the contract. She wanted to know if statistics prove that the officer's presence in the community is worth the amount being paid. David explained that statistics cannot be provided, but that we receive a monthly report showing the work that he does in the community and that his presence does benefit the community. She asked if a copy of the report can be shared and David stated that because it may compromise ongoing investigations, so it cannot be made public.

Another homeowner stated that she does not see the officer in the community and wonders why. David explained that he does spends 70% of his time patrolling the community and that he is one person responsible for patrolling 13 subdivisions and over 1800 homes. This makes it impossible for residents to see him all the time, but if he is needed, residents should call dispatch and he will be the responding officer. A benefit to having a community officer is the speed of response because the officer is located within the community, as opposed to waiting for an available HC officer to respond.

Homeowner, Anthony had concerns about vehicles parked on the streets, impeding the ability to safely maneuver vehicles. Yami explained that Sgt. Bilbrey said that if a vehicle is parked on the street and is facing traffic, it is legally parked. Lancaster's deed restrictions do not prohibit parking on streets. Many, more recently built communities, do have such language in their deed restrictions, but because of the age of this community, it was not included. He also had concerns about large trucks parking on the community's streets. Yami stated that during National Night Out, we will attempt to get signatures required by Harris County that will allow us to obtain signs that will prohibit large trucks from parking in the community from 10 p.m. thru 6 a.m.

Residents thanked Yami for her service and hard work to the Lancaster Community.

Adjournment and Next Meeting

The meeting was adjourned at 7:20p.m. by Maria Adams.

Phyllis Bass, Secretary