

LANCASTER COMMUNITY ASSOCIATION
Executive Session
Thursday, September 8, 2022, 6:00 P.M.

In Attendance

Maria Adams, President (In Office)
Phyllis Bass, Secretary (In Office)
Amanda Gallardo, Member-at-Large (In Office)
Yami Torres, Community Manager (In Office)

Absent

David Molina, Vice President
John Guyton, Officer

Call Meeting to Order

The meeting was called to order at 6:06 p.m. by Maria Adams.

Establishment of Quorum

Quorum was established by Yami Torres.

2023 Budget Allowance & Annual Assessment

Allison Sandlin completed the projected budget for 2023 and it was submitted to the Board for consideration. Based on the projected budget, the Board of Directors voted to increase the following fees:

2023 Homeowner's assessments will increase from \$342.98 to \$377.28.
Deed Administration fees will increase to \$150
Transfer fee will increase to \$350
Statement of Account will increase to \$75
Resale certificates will increase to \$375
Refinance fee will Increase from \$150 to \$200
Late Fee will increase from \$50 to \$75

These increases are necessary to create a more stable and well-financed budget, as well as to assist in the financing of capital improvement projects.

Fees for Refinance/Renew Vendor Contracts

Four bids were submitted from pool replastering companies and reviewed by attendees. A vote on this issue will be taken once more information about the processes and materials has been researched.

2023 Community and Capital Improvements

The pool plastering project will commence once the Board of Directors vote on a contract and the project will be completed before the 2023 pool season begins.

An irrigation system is needed for an area near Longenbaugh. The prior system was removed because it was on Harris County's easement. No bids have been solicited yet.

2023 Board of Directors Voting and Breakfast with Santa

A nominating committee is needed for the 2023 vote for Board of Directors positions. The issue will be discussed further at the September Meeting of the Members.

The menu for Breakfast with Santa was discussed. It was tentatively decided to serve donuts and breakfast tacos this year. The issue was tabled until the next meeting. Volunteers are needed to assist with set-up and clean-up.

Adjournment

The meeting was adjourned at 6:55 p.m.

By: Phyllis Bass, Secretary