

Quail Valley Patio Homes Association
Minutes to 2023 3rd Quarter Meeting Tuesday, October 17, 2023

President, Alex Martinez, called the meeting to order 7:00 pm. Welcome everyone, so glad you came out tonight. We are into fall and with all of the rain we are looking forward to it. It is getting dark earlier with daylight savings ending on November 5th. We're going to set the clocks back and it' will get even darker and you know how that goes. Trustees in attendance Marilyn Moffett, Charles Foster, Annette Weston and Nancy Brand.

Special Guest

Alex introduced our special guest speaker Sgt Dench.

I am not Sgt Hebert, he is your normal liaison, he's out for a little bit and I volunteered to help, but I first had to check my calendar to make sure it's not an Astros night, if it was an Astro night, we'd be on our own. Someone said they need to get their act together and Sgt Dench said he needed to spend money for world series tickets for his birthday. He reported the town homes had a total of 12 calls for service. Calls for service are for alarm calls, traffic stops that occur in your neighborhood get counted as a service call. The only two things of note and they aren't really things of note within the community. These calls related to family disturbance between a mother and son. Question, is this is for the patio homes, or townhomes. Patio homes. Second was a stolen cell phone which was probably not lost but the individual left it on a vehicle then drove off. At least that's what the person can remember. It is reported. Upcoming events for October Tricks & Treat, Buffalo Run Park a yearly event going on this coming Saturday from 4 to 6 in the evening so if you have kids, grandkids, or people in town, it's really fun, we'll be out there, the fire department, parks and rec, there will be a huge haunted trail I think. If you have the time stop by. Everyone know where Buffalo Run Park is? The other is our annual, 15th or 16th year Stuff the Squad Car set for November 18th in the morning from 9 to 1. We will have a drive thru in front of the police department, you can drop off nonperishable goods and those items always go to local charities that are close to Missouri City/Stafford. Bethal Ministries will be one which has a food pantry on 5th street and I'm not sure of the second one. But they are always local. If you can't make that drop off on the 18th, probably starting a week or two out, second week in November, the Police Department will have a bin in the lobby to drop off those goods and that's open 24 hours a day on Cartwright next to the fire station. Cartwright and Murphy Road, across from Brightwater. Adrian asked for a link so that we could add it to our website, Sgt asked for his email address so he could get that and the flyer sent. George Adams asked about the next electronic drop off day. Sgt Dench said he did not know, they are put on about three times a year and are put on by Quail Valley Proud. Honestly, I do not know if they have a web site. That would probably be the best way to find out. All I know is a few days before, they send us a map for traffic flow pattern. They have been doing it for years I don't know why they send it to us. Ok, thank you for your time. Alex thanked Sgt Dench.

Treasurer's Report

Annette presented financial report through September as well as the Expense vs Income for September 2022 through August 2023. If you have any questions, please let me know. Audrey asked what the \$1300 legal fee in May was for? Annette responded that was for two separate incidences, two separate people the previous board used legal counsel for. Leeann ask if fees were reimbursed when they were collected? Annette said, some of it had my name on and some of it I think it was from the lien. Leeann said fees from the lien should be reimbursed. That is a good question, we'll look into that. Leeann questioned the Section 1, Section 2 cost analysis, Annette explained the work sheet breakout. Leeann was satisfied and said good job. Annette has one more thing to cover for the financials, maintenance fee for 2023 have been 100% collected, except for some interest payments which were added to the 2024 maintenance fees where they were owed. Also, Leeann asked if the outstanding Section 2 maintenance fee for 2023 had been paid? Annette said you can actually see on page 2 where the \$346.10 was collected in August.

Minutes Approval

Alex asked is there motion to approve the minutes from the meetings of July 18, 2023, August 15, 2023 and September 26, 2023? Minutes were approved by Audrey. Everyone has been emailed the minutes.

Nomination Request

Alex made the request for nominations for the positions coming available in January. At this time there were no nominations. Nominations for these positions can be emailed to the HOA by December 15, 2023. We need two nominees. A questions was asked, what positions this was for, Marilyn said after the election, those positions will be decided among the board.

Upcoming Events

Alex announces the two upcoming events: QVPH Community Garage Sale, Saturday, November 11th we are going to utilize places where we can advertise for free. So this is just a big garage sale for the whole community. If you want to do your own garage sale, you can, that's what you do. If you have a neighbor and you want to bring stuff over to the neighbor's house, just work it out. I've never personally done a garage sale, but I've been to a garage sale. I've never had the time for one. Any permits required? Not in Missouri City.

We also have a QVPH Meet and Greet, Thursday, November 9th. This is going to be at our community pool so bring a side dish to share with everybody and your favorite beverage. You know this is a really good thing because it's a way you get to know your neighbors. So if you see something strange, you can call them up. It just makes the neighborhood safer. And we have a fun time. So please be a part of that, come out and meet your neighbors on Thursday, November 9th.

Elissa pointed out November 11th is Veterans Day, Alex advised we would change the date, we do not want it to interfere with Veterans Day. Maybe we'll do it the week after. **NEW DATE FOR GARAGE SALE – NOVEMBER 18, 2023, 9 am to 2 pm.**

New Business/Management Report

The really big news we have, the Quail Valley Patio Homes now has a web site, QVPH.org. We've had this domain name for many years and never had a website. Thank you to Adrian Silva, from Section 2. He volunteered his time Adrian put this website together and it is working. The name of the website is: qvph.org. We are going to go ahead and pull it up and go over a few things. Adrian said we could point our phone to the QR code and you will get the website on your phone. Intro on the website plays. Alex points out the home page. Adrian points out a couple of slide shows that will take you to specific sections of the website. You will scroll through the sections, calendar, most of the pages will come in "submit" form, will type your name, email and message and submit. Our new email is HOA@qvph.org. No more Yahoo. New email is HOA@qvph.org. We have our own domain, now we have our own email address, so it doesn't matter if the board changes, who the president or vice president is, the email will stay with the association. We will never lose another email again. We didn't have access to all of the emails, we lost emails, now we have our own email with our own domain. When we send out emails, they will not be blocked by spam. We want you to use our new email. Emails to the Yahoo will be forwarded to our new email. This works right now. We did everything so quickly, we weren't sure if everything was going to be right so fast. Adrian worked really fast. Adrian announced they already have email addresses, it's their first name@qvph.org. Right now, send everything at HOA@qvph.org account. We have HOA on our phone, but we haven't set up the individuals yet. Leeann asked if the Deed Restrictions have been added? They are in there however it looks like the Welcome Package is not complete with the entire Deed Restrictions.

Continuing to point out items on the website, meet your board members, a little bit about each board member and we can go to the resident's hub, the section where you are going to find and download the forms. This is our Welcome to the Neighborhood package; email is already updated here, overnight parking permit so if you need to put one on a car, you can print one up, the architectural form, this is very important. So if you need the form, you can print it right from here and not wait on anyone. In the future we're going to have it so you can fill it out and

submit it and it will go to our email address, it just takes time. Right now you can fill it out, scan it and email it to us at HOA@qvph.org. Lynn asks so now it's not going to the architectural committee, it's going to one person? It's going to HOA, our main account and from there it's going to be delegated to the committee. This gives you access to everything. Leeann added, the Deed Restrictions, for Section 1 and Section 2 are different. And realtors will need these when selling a home. Leeann, so far it looks really good, awesome. By Laws, we can have that up there by tomorrow. If we are missing anything just get with us, we want to make sure it's up there. This went together really fast, we used what we had. Minutes will be on there, minutes from September 26th, from now on we'll put the minutes up there also. If you don't have a computer, just get with one of us and we'll print it for you, whoever needs it we'll give them hard copies. And they are at the pool. We'll have extra copies.

This information will always be updated, you can have access to it with one click. Our calendar is kind of empty right now but it will be updated. You can click on those and it will give you more information, you can actually copy to your calendar, just click and it will add to your phone calendar. Can we add the holidays? Yes. We can even put birthdays on there. Why not? We'll put pictures of you blowing out candles.

Specific information about Section 1 and 2, when they were established and it's got information about the community. Great job!

You can submit items for the calendar through the email and we'll add it to the calendar. What we want to do in the future, is put some other links in there, like the Sgt was talking about, we can put that on our website calendar also.

To get on the website the address is QVPH.org. To email us it's HOA@qvph.org.

Thank you Adrian. All emails will go to the secretary, then she will delegate it to us. Turn the lights back on, we don't anyone to fall asleep.

Other New Business

In Section 1, between the stop sign and LaQuinta, Alex patched the potholes with 750 pounds of asphalt. I figured if we didn't take care of it, our streets would wear out quicker. I've asked for a couple of estimates, didn't get any response. So we bought 750 lbs asphalt and laid it down. Costing approximately \$200 for the asphalt and free labor.

National Night Out, October 3rd, was almost rained out. We had a great time. About 20 people came, some brought side dishes, and their favorite beverage.

Annual assessment letters have been sent, and they are due by December 31, 2023. If you didn't receive one, get with us, we'll give you one.

We are looking for one or two people to join us for the Beautification Committee. Basically, you go around and send out notices if you see weeds growing too tall or something doesn't look right on the house, mailbox is falling, paint is peeling, stuff like that. We definitely want to get one or two people involved in this. Any volunteers will be greatly appreciated so we can keep this place looking great. Want to be one? Magdalena Martinez asks a question and Alex asked if she was volunteering. Question: do we still have the Architectural Committee intact. Yes. Magdalena's question, what does this entail? Do we just do drive bys? What we do, we have two members go around and write notes. We look for gutters hanging, anything that is an eye sore, car on blocks, no wheels, weeds, mailboxes hanging. Is this for Section 1 and 2? Yes, most of the work will be for Section 1. There was discussion about windows being boarded up, you can see it from the golf course you can see it on the side and back. Alex said we can definitely send out a notice to whoever the owner is, lienholder, whatever. Give an address and we'll notify them. Hole 16 cart path.

Introduction of the Architectural Control Committee, Pete Cole, William Daniel and Derrick Mayes. The purpose of the committee, to approve any changes to the outside of your home. Example, paint, fence and make sure property lines are observed. So if you are doing some touch up fill out the form and send it to us. These guys, I'm sure are going to approve the requests very quickly. We are not going to delay and put it off for a long time. If you have any new construction going, make sure you submit a survey of the property with the new construction so we can see what the boundaries are and make sure you don't spend a bunch of money and we don't approve something without knowing the facts. Questions, where do we get the survey? When you buy the house. Comment, get your neighbors. If they are selling the house next door to you, they will have a survey. Anything on the inside of the house, we do not care about. It's only the outside, if you are going to change the roof, some touch up, paint, fix a fence, something simple like that, we'll approve it right away as soon as we receive the email. If the paint is the same, something to beautify your house, we're going to approve it right away. If you're not too sure of the color, we'll help you with that. What we do want is to make sure the Architectural forms are filled out and submitted. We are not going to sit on them, we will move on them very quickly. Any questions?

Open for other questions or concerns.

Question: Any news about the fence? Are you talking about the fence out here on the street? We're waiting for all of the assessments to come in. We don't really have a budget for it, but once we have all of the maintenance fees in, we will go ahead and get some new estimates. We are going to fix the fence, it will be taken care of next year and hopefully, the beginning of the year. Not at the end of the year. We are going to move on that pretty quickly. What I don't want to do is spend \$200,000 for a new fence. What I want to do, get somebody who knows what they are doing, take down the parts that are bad, level out the ground and put everything back nice and neatly. If we have money left over, maybe we'll paint the fence. Don't know. That material really doesn't need to be painted, maybe pressure wash it, make it look nice. It is going to be something at the beginning of the year. Right now what I want to do is fix everything that is falling, level it nice and straight so it doesn't look like it does. We're just waiting for everyone to pay their assessment.

Any other questions? None. Motion to adjourn meeting? Dick Schult made motion. Audrey 2nd the motion.

Annette asked us to say good bye to Dick, he is moving. Alex told him he must attend all meetings after he moves as long as he still owns the house.

Meeting is adjourned at 7:48.

Respectfully submitted,

Nancy Brand, Secretary

NEXT MEETING (ANNUAL) – JANUARY 16, 2024