

Quail Valley Patio Homes Association
Minutes to the 3rd Quarter. October 15, 2024

President, Alex Martinez, called the meeting to order 7:00 pm. Welcomed everyone.

Our guest speaker, Sgt Hebert, no new news which is good. Barbara Hupe asked about the traffic in Missouri City on Halloween night, reporting last year it took her 30 minutes to get home because of the traffic on LaQuinta. Sgt Hebert reported there would be street closures, this year, same as last year and there would be patrolling to keep the traffic moving.

Annette announced the treasurer's financial report. Expense vs Income Statement was emailed to everyone along with the agenda for this meeting. She reported we are on budget. One line item is slightly over. There will be a 5% increase in the annual assessment. Those invoices for the annual assessments will go out the first of November, due date is December 31, 2024. Annette said if there were any questions, please contact her.

Minutes from the July 30, 2024 were approved by Trudy Edwards and Marilyn Moffett

Committee Updates

Beautification Committee

Marilyn reported there are 3 or 4 problems in the area. The boat that had been parked in a driveway has been moved to the garage out of site. The committee will continue to follow up on the problem areas and send out notices for any other violations.

Architectural Control Committee

Pete Cole, on the committee is asking if there are any written guidelines, as paint color and specific fencing guidelines. Trudy, at one time the fences were supposed to be iron. As far as fencing between homes, wooden fencing is OK. Alex said finding out those guidelines is a good idea. William Daniel, also on the committee also requested those guidelines. Possibly checking with the City. Mary Ruth requested we see if anything has changed about the privacy fencing. Maggie Martinez said she believes something has changed and there is some flexibility about fencing.

Old Business

There has been some tree trimming, specifically those branches that were dead and in danger of falling. George Adams presented the question – if the branches from a tree on your neighbor's property are hanging over your home, who is responsible for the expense of trimming the branches? William, the homeowner trims only the limbs on your own property. This is a question we can ask our legal counsel. Annette let everyone know, in order to keep the cost of tree trimming down, we do get bids.

Street lights, a number are out and we are going around replacing bulbs and in some cases repairing some wiring. Stacy Hupe, on Quail Hollow reported the light on that corner, which is connected to their breaker box, trips the switch and her light will go out. Jose has tried to change out the bulb and Alex said he will check into the problem.

The Creek – much discussion. Trudy suggested we go to the City, Alex suggested it be filled in. Juel suggested the drainage ditch be reconnected to the drain from the past. There was a request for someone take this project on to find out the answers. Who is responsible, will the City do anything, is it an HOA matter, do the homeowners bordering the creek want anything done? No one stepped up. George said

if anything were to be done, it'd have to have input from someone who had an engineering background. Kay said it originally connected to the golf course.

New Business/Old Business

Sean Shay advised the attendees there is a ferrell cat, (these are wild cats) problem in our neighborhood. Sean himself has recently caught 8 cats. 7 of the catches, the City picked up. The 8th catch, someone came onto his property and released the cat. Sean asked that we do not feed the stray cats. This is a problem, the cats have kittens and therefore increases the problem.

Lynn LeBlanc asked a question about the corner on Broadmoor Circle at Sandy Medina's home, if this was part of the common area? The answer, yes. She brought up the common area between her home and Kay's home. It needed to be cleaned up, the growth around the small trees. It looks terrible. Annette reported this area is supposed to be "natural". Alex said he'd get an estimate for what cleaning up that area.

Kay Mickley brought up the subject of the portion of the fence on LaQuinta that is still wrought iron fence. Alex reported we went to the fence company to purchase fencing like we have to replace the wrought iron, but they would not sell it to us. Alex suggested we might be able to find another material similar.

A few items Alex let everyone know about:

- We will be having a Holiday Decorating contest this year
- Someone has stepped up and will be providing us with legal counsel
- January 2025 the position of Secretary will be open, please consider putting your name on the ballot.

Faye Roach reported she would being have an estate sale on November 1st.

Meeting was adjourned by Mary Ruth and Lynn LeBlanc.

Respectfully submitted,

Nancy Brand / Secretary