

**Quail Valley Patio Homes Association**  
**Minutes to the Annual Meeting, January 24, 2025**  
**The original date was January 21, 2025 (rescheduled due to the SNOW)**

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

Welcomed our guest speaker, Sgt Hebert. Sgt Hebert advised everyone to be caution about giving information out on the telephone, keep private information private, do not give out your financial information. This can happen to anyone. Also, there is a gift card scam. He reported about the assault on Cypress Point, however, he did not realize this was part of our patio home association and is now aware. There was an assault by two teens, they have been identified and charges filed.

A side note – Bill Daniel (who was in attendance) is our resident on Cypress Point who was assaulted. He gave us the details.

Annette presented the financials through December 2024 and the budget for 2025. She asked that if anyone had any questions, please ask her. No questions were asked.

Mary Ruth made the motion to approve the minutes from the annual meeting of January 16, 2024.

The term for the position of Secretary ended January 2025. There we no nominations. Nancy Brand is continuing to fill the Secretary position.

### **Committee Updates**

#### **Beautification Committee**

Great participation in the holiday decorating contest. Section 1 winner, Linda Molfetta, 2714 Broadmoor Circle, and Section 2, Adrian Silva and Maggie Martinez, 2702 Kingsbrook. Common area winner, Matt Garner, 2806 Brookline Circle. Honorable mention to Audrey Hambley, Broadmoor Circle, Curt and Claudia Cobler, Quail Hollow common area. Barbara and Stacey Hupe on Quail Hollow. Big thanks to all who participated.

#### **Architectural Control Committee**

Discussion about the house at 2818 Cypress Point. Updated that the owner, Eleanor Barnes, had been moved into assisted living care, son, Alvin, has taken on the job of renovating the home and will be living there.

### **New Business**

Mary Ruth Smith made a motion to approve the 2025 Budget.

### **Old Business**

Tree Trimming – bids were obtained from three companies, we selected the company with the most competitive bid and provided insurance. Tree trimming, the back section of Section 1 has been completed. Because we negotiated and came in under budget, we were able to complete tree trimming in the front part of Section 1.

The rest of the year we can start discussing the next big project for 2026.

Open discussion about the creek between the homes on Oakmont Lane and Kissing Camel. Confirming the creek belongs to the HOA. To make any changes to the creek, we would have to hire an independent engineer, at our expense, to complete a drainage analysis for a solution, submit it the City for review and be permitted. This information was provided to the Board by Brian Jackson-Taylor, staff engineer, Missouri City. It's clear, our residents do not want this expense.

Much discussion about this. Maybe while the golf course was being renovated, the creek could be included. Nick Milazzo has volunteered to look into the matter along with Mary Ruth and Bill Daniel.

### **Other Items**

A word of caution to everyone, there have been coyotes sited in our area, protect your pets.

Several asked that we share the information about the tree trimming company.

Mary Ruth Smith made a motion to adjourn, Linda Wooten seconded it 7:42

Respectfully submitted,  
Nancy Brand, Secretary