

0Quail Valley Patio Homes Association
Minutes for the 4th Quarter – Open Board Meeting – October 21, 2025

Alex Martinez, president, called the meeting to order 7:00 pm.

Guest speaker, Sgt. Hebert. Sgt. Hebert reported there has not been any criminal calls only reports of fraudulent calls. Urging us to not share our personal information with anyone over the telephone. The City will not ask you for money over the phone. People trying to take money from you over the telephone will use tactics to pressure you. “keep a grip on your money”. There has been very little mischief, car burglaries are down, there has been business burglaries. Trending now, leaving the bank with cash, and being followed. Do not leave cash under floor mat, visor, side pocket. Some recommendations: It’s best to pay bills by phone, keep cards in a metal card holder, do not use QR codes. Use your credit cards, charges on your credit card can be disputed, but not on debit cards.

Something else to be aware of, fraudulent transfer of your home title to get equity out of your home. You can register with the Fort Bend County, Texas to receive fraud alerts when someone is trying to change your title. Register “property fraud alerts” at fortbendcountytexas.gov.

Asked about the Halloween display on Robinson Rd, Sgt Hebert advised that the Police Department did not put on this event. Police department will be out on the streets directing traffic, there will not be street parking on certain streets, no cars on Robinson Rd.

Annette Westin reported the Expense vs Income statement has been emailed to everyone. Section 1 assessment fees will remain the same, Section 2 increased 5%. Next year assessment invoice will be mailed the end of October, payments due December 31, 2025.

Lynn and Marilyn Moffitt approved the minutes for the July 15, 2025 board meeting.

Beautification Committee update, Charlotte reported everything looks good except for one resident.

No one from the Architectural Control Committee was in attendance.

Old Business

Alex will be installing a timer at the pool which will control the pool lights. Lights will go on for one hour at a time.

Open Forum

Alex asked those attending the meeting if there was a preference as to where our meetings are held. There was not any preference indicated.

Board positions, president and treasurer coming available in January, please consider serving your community.

Meet and greet at the pool, Wednesday, November 19th. Bring your favorite adult beverage and an appetizer to share.

There will be a Holiday Decorating contest.

Linda Molfetta reported an incident which happened in the common area between the driving range and our homes. Someone approached one of our residents addressing her “you look cute, do you want to have sex”? He was brushed off. The police was not called. Note to all, if something like this happens do call the police, take a picture if possible, walk with a stick or walk with someone.

We will be installing a “No Solicitation” sign at the entrance of our neighborhood. This is a city rule, solicitors must have a permit.

Barbara reported from her ring camera, two different times she has seen coyotes. Marilyn also reported seeing coyotes.

Marilyn and Charlotte made a motion to adjourn 8:00

Respectfully submitted,
Nancy Brand, Secretary