

HOA Board Meeting Summary

Date: July 21, 2026

Location: Quail Valley Center - Magnolia Room

Attendees: HOA Board Members, Residents, Guest Speaker (Missouri City Police Department)

1. Call to Order 7:00 P.M.

Guest Presentation

- **Guest Speaker:** Sergeant Howard, Missouri City Police Department.
 - **Community Crime Update:**
 - Only 41 calls for service year-to-date; two official reports filed (one motor vehicle theft and one simple assault, both related to domestic disputes). Overall neighborhood activity remains very low.
 - **Traffic & Safety Directives:**
 - Currently in the middle of **Operation Slowdown**. Expect increased police presence targeting speeding and red-light violations.
 - *Headlight Safety:* Headlights are legally required 30 minutes before dusk until 30 minutes before sunrise. Residents are advised to call the non-emergency line if vehicles are seen driving in the dark without headlights.
 - **Scam Awareness:**
 - Warning against phone/online scams impersonating law enforcement or government agencies asking for payments via gift cards, Bitcoin, or wire transfers.
 - Residents are advised to lock vehicles, avoid leaving valuables visible, and go directly to their destination when making large cash withdrawals.
 - **Department Updates:**
 - New Police Chief **Troy Finner** has implemented departmental changes; officer vacancies are down to single digits (7 remaining).
 - Missouri City PD Non-Emergency Line: **(281) 403-8700**.
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2. Approval of Minutes

- **April 21, 2026 Meeting Minutes:** Motion made, seconded (Pete), and formally approved by the board.
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3. Financial Report

- **Bank Balance: \$119,000** remaining at the end of June (mid-year).
 - **Budget Status:** Overall budget is on track and performing well.
 - **Trash Service Expense:**
 - City contract rate increased by ~\$600/month, resulting in an unbudgeted impact of approximately **\$7,200/year**.
 - **Dues Collection:**
 - *Section 1:* 9 unpaid residents.
 - *Section 2:* 4 unpaid residents.
 - The board is actively working to collect outstanding accounts.
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4. Committee Updates

- **Beautification / Deed Restrictions:**
 - First round: **64 violation letters** sent out.
 - Second round: Approx. **32 letters** sent (about half as many). High compliance rate as residents are actively correcting issues.
 - **Architectural Control Committee (ACC):**
 - Seeking **1 to 2 additional volunteers** to join Pete, Bill, and Eric to assist with reviewing property modification requests.
 - Clarified standard guidelines: Focus is on earth tones and standard earth/natural colors (white paint is acceptable; neon/bright colors are restricted).
 - **Social Committee:**
 - The May Pool Party was successful with strong community turnout.
 - **Citizens on Patrol:**
 - Two residents (Stacy and Darlene) expressed interest. Board to coordinate with the police department for formal training details.
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5. Old Business: Road & Concrete Maintenance

- **Temporary Repairs:** Temporary asphalt pothole patching down Quail Valley Drive completed for **\$450**.
 - **Bids Received for Permanent Street Patchwork:**
 - **Bid 1 (Comprehensive Concrete & Asphalt): \$100,139** (*Includes 3,111 sq ft + 3,632 sq ft concrete repair, curb repairs, and 1,500 sq ft asphalt work*).
 - **Bid 2 (Don Ruggers Concrete): \$27,200** (*Includes 2,190 sq ft of 6-inch 3,000 PSI concrete with #4 rebar across 5 target areas*). The board noted this is a very competitive option.
 - **Bid 3 (Asphalt Overlay): \$27,000** Preliminary quote received for 2-inch asphalt overlay (7,500 sq ft from existing asphalt to stop sign); board looking to expand scope down to La Quinta.
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6. New Business & Board Openings

- **Board Vacancy:** Secretary Nancy Brand resigned due to personal reasons. The position is open, and the board is actively seeking a volunteer from the community.
 - **Upcoming Guests:** The board can arrange a visit from new Police Chief Troy Finner and Mayor Robin Elackatt to a future meeting.
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7. Action Items

- ☐ **Recruit Board Secretary:** Solicit community volunteers to fill the vacant Secretary position.
 - ☐ **Recruit ACC Volunteers:** Onboard 1–2 additional members for the Architectural Committee.
 - ☐ **Citizens on Patrol Follow-up:** Contact Missouri City PD regarding training dates for volunteer residents.
 - ☐ **Road Repair Finalization:** Finalize concrete repair vendor selection and manage the process of funding the repairs.
 - ☐ **Dues Follow-up:** Continue outreach to the 13 homeowners with outstanding annual dues.
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8. Adjournment 7:46 P.M.