



**STHA BOARD OF DIRECTORS
MEETING MINUTES**

DATE: April 25, 2024
PLACE: Zoom Digital Meeting
PRESENT: Ron Brooks, President
John Barreda, Secretary/Treasurer
Jeff Johnson, Vice President
Sandra K. Denton, General Manager
Lisa Cox, Staff
Michael Dei, Staff
Troy Goodell, Staff
Cyndi Hernandez, Staff
Dana Ippoliti, Staff
Doug McGee, Staff
Dami Roberts, Staff

S. Denton called the meeting to order at 9:00 a.m.

A MOTION WAS MADE to call the meeting to order and accept the agenda. (On motions duly made, seconded and carried, the motion was passed.)

All present were welcomed. There was one resident viewing the meeting.

OWNER INPUT TIME

Owner Input Time was opened at 9:00 a.m. No residents had sent anything prior to the meeting. There was no one viewing the meeting and, therefore, no additional requests to provide input.

ADMINISTRATIVE & ROUTINE MATTERS

- Ratified Electronic Decision to Approve Minutes from January 25, 2024, STHA Board of Directors Meeting.
- Ratified Electronic Confirmation of Board Direction on Proxy Vote.

T. Lundy, STHA Resident, joined the meeting.

CONSENT AGENDA

- Acknowledged Advance Receipt of Board Package.
- Acknowledged STHA 2024 Annual Meeting Minutes.

A MOTION WAS MADE to approve the consent agenda. (On motions duly made, seconded and carried, the motion was passed)

Townhome Association
9600 Scanlan Trace
Missouri City, TX 77459
281.778.0778
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ACTION ITEMS

- Financial Reports
 - i. Reviewed Preliminary March 31, 2024 Financial Reports-M. Dei presented the reports and answered Board questions.
 - ii. Reviewed 2024 1st Quarter Financial Projection-M. Dei summarized the projection and answered Board questions.
 - iii. Update on Collections-M. Dei stated that STHA was 96.22% collected for 2024. He also provided a summary on the status of owners providing proof of homeowners insurance.
 - iv. Update on Audit-M. Dei reported that the 2023 audit is underway.

A MOTION WAS MADE to accept the preliminary March 31, 2024 financial statements. (On motions duly made, seconded and carried, the motion was passed)

- Dissolution Matters-S. Denton summarized the status of several items in process for the STHA Dissolution and answered Board questions. She noted that there will need to be another STHA Board of Directors Meeting to finalize these items; and that once the dissolution is complete, there will be communications sent to STHA owners to keep them informed.
- Authorized S. Denton to Engage the Following Service Providers:
 - i. None
- Discussed/Adopted Policies:
 - i. None.
- Other Action Items-M. Dei informed the Board that the purchase of Extended Reporting Period Insurance (for Directors and Officers Insurance) is recommended. The cost of this insurance will be forthcoming.

OWNER INPUT TIME

While Owner Input Time was still open, an STHA resident, T. Lundy posed 2 questions through the Zoom Q&A function. L. Cox read these questions which pertained to the STHA Dissolution Vote. S. Denton answered the questions.

NEW BUSINESS

- Other New Business-There was none.

UPDATES

- STHA Unit Maintenance-The Board received the report showing details on maintenance done on each STHA property.
- Other Updates-There were none.

ADJOURN INTO EXECUTIVE SESSION

A MOTION WAS MADE to adjourn the Regular Session meeting and convene the Executive Session meeting at 9:24 am. (On motions duly made, seconded and carried, the motion was passed)

The resident in attendance was disconnected from the meeting.


- Collection Matters-STHA collection matters were discussed.

S. Denton asked to adjourn the Executive Session and reconvene the Regular Session at 9:26am.

A MOTION WAS MADE to authorize collections action on 15 STHA accounts, which are noted on the attachment to these minutes and to adjourn the Regular Session at 9:27am. (On motions duly made, seconded and carried, the motion was passed)

*electronically
on
Approved at the ¹ May 24*

Prepared by:



Sandra K. Denton, General Manager

Approved by *by* John Barreda of the Board of Directors.

Approved by:



John Barreda (May 24, 2024 11:50 CDT)

John Barreda,
Secretary

STHA Collection Matters
Accounts needing Board Authorization to File Suit
April 2024

Request to authorize 15 accounts

account_id	Board Action
1364376	Authorize lawsuit
1368880	Authorize lawsuit
1356135	Authorize lawsuit
1388763	Authorize lawsuit
1392898	Authorize lawsuit
1332683	Authorize lawsuit
1357642	Authorize lawsuit
1392982	Authorize lawsuit
1359899	Authorize lawsuit
1389814	Authorize lawsuit
1389445	Authorize lawsuit
1376380	Authorize lawsuit
1376403	Authorize lawsuit
1340947	Authorize lawsuit
1423398	Authorize lawsuit