

COVINGTON WEST HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING ♦ MONDAY, SEPTEMBER 29, 2025

ANNUAL HOA MEETING MINUTES

Meeting Location	Sugar Land Branch Library's Meeting Room at 550 Eldridge Road.	
Board Members Present	Barry Young Paul Clayton Donna Goll	President Director/Treasurer Director/Secretary
Committee Members Present	Karen Robertson Linda Murdock Julie Osborn Dario Roth	Deed Restriction Chair Architectural Control Committee Chair Social Communications Chair Grounds Chair
Others in Attendance	Jo Corbitt Homeowners - 21	Community Garage Sale Coordinator

I. CALL TO ORDER

HOA President Barry Young called the meeting to order at 6:30 p.m., welcomed the homeowners, and introduced the Board Members and Committee Chairpersons.

II. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

HOA Secretary Donna Goll reviewed previous minutes of the Annual Meeting from October 2024 were reviewed & they were approved as read.

III. ELECTION OF BOARD MEMBERS

After requests for candidate nominations for all three of the HOA Board positions for 2026 were sent out, no nominations were received. The current Board members agreed to serve again for the 2026 term. They were elected by acclamation (voice vote) after a motion to re-elect the current board members was passed unanimously (see Texas State Property Code 209.058(c)).

IV. COMMITTEE REPORTS

- A. **Deed Restrictions** – *DRC Chair Karen Robertson* reported fewer violations letters than 2024 (287 violations in 2024 vs 100 violations YTD 2025). Majority of violations involved high grass, garbage cans not put up, RVs/trailers/vehicles, & overgrown & dead trees. Homeowners are still encouraged to keep their lawns mowed on a regular basis & keep their garbage cans out of sight on non-collection days. Have 34 homes that are rentals. Due to some homeowners being absentees (not in the area or out of state), it creates more problems correcting the violations with their tenants.
- B. **Architectural Control** – *ACC Chair Linda Murdock* reported requests were down this year. Believe due to City construction/rehab projects causing limited access in & around the subdivision. YTD requests involved fences, soffit & trim updates, outdoor soffit lighting, driveway & roof replacements, new utility/storage sheds, & exterior paint. FYI, ACC approvals are valid for 6 months. If considering any exterior updates that can be seen from the street, the City's "Great Homes Update Program" (a reimbursement program) starts January 1, 2026. Several of our homeowners used the program and were pleased with the turnaround in responding & the speed in getting reimbursed.
- C. **Social Communications** – *Social Communication Chair Julie Osborn* announced two yard decorating contests this year – one for Halloween in October and one for Christmas in December. Winning homeowners have "Best Yard" sign put in yard & gift card. Details in Winter newsletter. National Night Out (NNO) is on Tuesday October 7th from 6PM-8PM &

will be held in Louan Court cul-de-sac again this year. Have sent out flyer. Asked SLPD and EMS to attend. Also requested our District 1 Council Member, Susan Whatley, to attend. No response as of yet.

- D. **Grounds** – Grounds Chair Dario Roth inquired with the members at the meeting about possibly donating his time to paint house numbers on homeowners' curbs in the neighborhood. Believes curb numbers make it is easier for Police, Fire, & EMS to locate residents as well as assisting with deliveries (i.e. Amazon). This is by request only. If enough interest is shown, will discuss further with the HOA Board & send out flyer.
- E. **Community Garage Sale / FALL** – Coordinator Ms. Corbitt, who oversees the subdivision's two semi-annual Community Garage Sales, reminded everyone the Fall garage sale will be held Friday & Saturday, October 17th & 18th, 2025. The other one will be held in the Spring. She and her fellow coordinator, Dixie Spurling, will put out signs and post ads on various websites. Residents will get a reminder prior to the garage sale through email and FB. All the residents have to do is get the items ready for sale, set them up in their driveways, & make sure a garage sale sign is at the beginning of their street. As Ms Corbitt stated, the 2 community garage sales are in addition to the deed restrictions' maximum of 2 garage sales per homeowner per year in the neighborhood.

V. **FINANCIAL REPORT**

HOA Treasurer Paul Clayton presented the financial report for the subdivision and passed out copies to the homeowners. The report is as follows:

- A. First time in 40 + years there were no unpaid HOA Maintenance Fees remaining in 2025. All 156 homeowners were paid in full. Thank you to our homeowners!
- B. Projected Income to be collected is \$9,000.00 for calendar year 2025. This will be a significant reduction when compared to calendar year 2024's collection of \$11,228.03.
 - Largest reduction YTD in incoming assets for 2025 was due to lack of resale & transfer fees acquired from home sales. \$1500.00 more was secured in 2024 than this year.
- C. Projected Operating Expenses of \$9,400.00 for the calendar year 2025 is based on increases in water for the 2 common areas, supplemental mosquito spraying 1 day per week, & insurance.
- D. Budget Assessment shows there will be a \$400.00 shortage in 2025.
- E. Due to this shortage, the HOA board is increasing the Annual HOA Maintenance Fee for 2026 from \$53.00 to \$56.00 based on the maximum of 6% allowed per year.

Reminder Notices for the Annual HOA Maintenance Fees will be sent out in mid-November 2025. Fees can be paid by Check, Zelle, or Money Order. No Cash or PayPal accepted.

Due to minimal activity from the legal attorney tasked with reviewing our proposed governing documents, there have been no costs charged to the HOA account. Whenever this process moves forward these costs will be reflected.

VI. **OLD BUSINESS/UNFINISHED BUSINESS**

Revised/Proposed Deed Restrictions: HOA President Barry Young discussed status of the proposed deed restrictions and the attempt to move forward. The current documents from 2015 provided a clause for modifications & changes after 10 years. During 2024, the Governing Documents Committee made up of 1 board member (Donna Goll), Karen Robertson (Deed Restrictions) & Linda Murdock (Architectural Control) reviewed, updated, & created proposed documents. Unfortunately, the legal review process has been extremely slow. It has been difficult to get legal cooperation with a small HOA such as ourselves. We will continue to attempt to forge ahead and hopefully have more progress in 2026. When homeowners receive an email that the proposed documents are ready for review and a special meeting/workshop for discussion is announced, you will know there has been progress.

VII. NEW BUSINESS

Looking for volunteers that can be trained as replacements, like board & committee members “in waiting” who get involved around the neighborhood and learn the different areas of responsibility. Texas State law requires that there be a minimum of 3 board members for the HOA to remain intact. Two of the three of board members are 76 & 78 years old and they are giving homeowners heads up that their years with the HOA are limited. Additionally, 2 of the committee chairs are 78 years old. They also want to pass on the baton.

If homeowners are interested, but only have limited time to commit, the HOA could consider utilizing a management company to support them. If no one wants to step into any of the positions or the homeowners are not interested in taking on a management company, the HOA would have to consider dissolution. This would be devastating to this community. HOAs, even small HOAs like ours with no amenities, are positive for the community, help maintain community standards, and protect property values. Please consider helping.

VIII. OPEN FORUM

- Who is responsible for Easement Maintenance off of Greenway? – Easement off of Greenway/behind Hanbury & Michele are managed by 2 gas companies (area split btwn Kinder Morgan & Houston Pipeline) & easement across Apple/behind Arcadia is managed by 1 gas company (Monument). These companies can be inconsistent with mowing these areas, specifically Kinder Morgan. Kinder Morgan is responsible for the easement side that borders the backyards of Hanbury & 14031 Greenway. They only schedule a few mowings per year & have not responded to the HOA’s requests to mow more frequently no matter how many times they are contacted. If any homeowner wants to attempt to contact the gas companies, the phone numbers to these gas companies are located on their markers in their easement. For those that live near easements, it would be best to routinely mow a strip of grass next to your fence if possible.
- Are the Charges for the supplemental Mosquito Spraying verified? – When an itemized invoice is received each month, it is verified through Board Member Goll’s Ring video footage before making payment.
- Can the board hold an additional HOA meeting in the Spring? – Another meeting can be scheduled. However, the board has previously hesitated to do this in recent years due to lack of participation during the Annual meeting.

The board meeting adjourned by HOA President Young at 7:55 p.m.
These minutes were approved by the Board of Directors.

Donna Goll, Director/Secretary

Date: 10/11/2025