

**Avalon Terrace Community Association, Inc.  
Board of Directors Meeting**

Date: Wednesday, May 7, 2025  
Time: 6:00 pm – Regular Session  
7:00 pm – Executive Session

Location: Avalon Terrace Community Pool  
7610 Misty Lake Lane  
Pearland, TX 77581

**AGENDA**

**Open Session**

- I. Call to Order
- II. Homeowner Open Forum  
*Homeowners will each have the floor for 3 minutes to address the board with any questions or concerns.*
- III. Disposition of Minutes – February 13, 2025 & Special Meeting – March 27, 2025
- IV. Financial Report – April 2025
- V. Committee Reports
  - Architectural Review – EMR (Exterior Modification Request) Report
  - Action Item Report
  - New Homeowner Report
- VI. Business
  - A. Initiation of Collection Actions, Foreclosure Actions, and Deed Restriction Enforcement Actions.
  - B. Announcement of Board Decisions Made Between Board Meetings
    - Perimeter Fence Survey – GBI Partners – \$3,800.00
    - Irrigation Repairs – Backflow Replacement – Yellowstone – \$2,763.04
    - Irrigation Repairs – Lateral Line Break – Yellowstone – \$979.51
    - Irrigation Repairs – Main Line Leak – Construction Damage – Yellowstone – \$1,603.28
    - Irrigation Repairs – Section 2 Backflow Replacement Valve – Yellowstone – \$1,304.26
    - Installation of Pool Lights – Progressive Electric – \$10,530.00
    - Update Reserve Study – Reserve Advisors – \$2,600.00
    - 2025 Insurance Policy – BCH – \$13,229.00
    - Ant Bait Broadband Application at Pool – Yellowstone – \$538.97
    - Corporate Transparency Action – BOI – Addendum with Crest Management – \$400.00
    - Filing for Tax Exemption Status – Hinz CPA – \$2,900.00
    - 2024 & 2023 Audit – Hinz CPA – \$7,000.00
    - 2024 Tax Return – Hinz CPA – \$390.00
    - Signs – New Management Signs – Alphagraphics – \$100.02
    - Pool Sandfilter Replacement – BCA – \$19,849.35
    - Leak Detection for the Pool – BCA – \$1,200.00
    - Easter/Spring Event – Social Committee – \$2,000.00

C. Other Business

- Filling of Vacancy on the Board of Directors
- Election of Officers
- Architectural Control Committee Discussion
- Wrought Iron Fence Proposals
- Landscape Enhancement Project
- Playground Repairs & Maintenance Proposals
- Perimeter Fence Discussion (if the survey is ready)

VII. Schedule Next Meeting

A. Next Meeting – July 2025 – Date is TBD

VIII. Adjourn

**Executive Session**

- I. Call to Order
- II. Collection Status Report
- III. Enforcement Action & Deed Restriction Report
- IV. Legal Status Report
- V. Adjourn to Open Session

**Reconvene Open Session**

- I. Summary of Executive Session
- II. Adjournment