

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