

Executive Summary – Elk Ridge Board of Directors Work Session

May 3, 2025, 9:00am

On May 3, 2025, the Elk Ridge Board of Directors met to discuss several issues. The meeting was called by John Baney, President, to go over upcoming issues, including the upcoming Annual Meeting. The meeting was held at the Charley Griffin residence. Present were John Baney, president; Charley Griffin, Vice President; Charlie DeJoseph, Secretary; Joy Bryant, at large Board Member and HOA Bookkeeper; and Richard Klapper, Treasurer was present via telecom. John Baney called the meeting to order at 9:00am.

Issue 1 – Confirming a date for the annual meeting (August 9th?) and getting info out to the HOA. After a brief discussion, August 9, 2025, was selected as the date, which is consistent with past years of holding the meeting on the 2nd Saturday in August. The meeting time was set for 10:00am. John Baney mentioned that Steve and Peggy Tice (Unit 19) had offered to host the meeting, since their concerts are sometimes held indoors, and they can seat a maximum of 75 people. John said he would check with them and make sure that date was acceptable.

Issue 2 – Election or re-election of officers (Charley Griffin and Richard Klapper). Charley Stated that he planned to run again. Richard Klapper stated, via speaker phone, that he did not plan to run this year. This means that a vacancy will exist on the Board in August. This information will be passed on to Bob Dickeson, Chairperson of the Election Committee, who will email a call for interested candidates.

Issue 3 – Revising the Declarations. The Declarations need to be revised and cleaned up to incorporate changes that were voted on and approved by homeowners over the last two years. John then asked Richard Klapper if he would lead this effort since Richard was the primary author of the document.

Issue 4 – Website – Wix payment. Our HOA website is hosted by a company called Wix. Each year, the company charges the HOA a fee for hosting our site and Charley Griffin puts the charge on his credit card. This year there was a problem with the card authorization, and contacting the company by phone is practically impossible. John Baney's son Jason, who manages our web content, finally contacted the company via the web and made the payment.

Issue 5 – Number of signatures required for signing checks. Currently, if the amount of a check exceeds \$500, the check requires two signatures, usually the bookkeeper and a Board member. This rule has existed for about 11 years. As a result of inflation, this has become a burden on the bookkeeper, requiring she track down a Board member to sign many of the checks. A Board member will contact the bank and raise this threshold for two signatures from \$500 to \$1000.

Issue 6 – John then summarized projects which are planned for the Summer:

- Painting the golf course row – Some prep work has already begun but weather is always an issue this time of year.
- Repairing trim and siding as needed – John asked Richard if he was o.k. with the HOA storing the siding in Richard’s basement. Richard said no problem.
- Drainage and gutter repairs – Several units are having icing problems on their walkways. This problem will be addressed this summer.
- Test a small, low water landscape area in front of unit 24 – This will be a test of an alternative to grass in some areas, especially between units. Unit 24 has volunteered to be a test sight for a low water ground covering. Joy Bryant suggested that we make sure there is a path to walk between units, for such things as trips to the mailbox. John stated that part of the covering will be paver stone which will form a walking path.
- Treatment of the returning ground squirrels – John Contacted EnviroPest. We will start this year with one application in May and see how things go. If needed, additional applications will be purchased.

An additional note: On May 2, 2025, the City of Alvin Texas declared the day “Richard Klapper Day” in appreciation of Richard’s efforts to beautify the city. Congratulations Richard!

The meeting adjourned at 10:15am.

Respectfully submitted,
Charlie DeJoseph
Secretary, Elk Ridge Homeowners’ Association