



MARSHALL RIDGE HOMEOWNER'S ASSOCIATION, INC.

Open Session (draft agenda subject to change)

July 26, 2023 6:00 PM
Community Clubhouse
1830 Sterling Trace Drive
Keller , TX 76248

OPEN SESSION BOARD OF DIRECTORS MEETING AGENDA

I. CERTIFICATION OF QUORUM

II. APPROVAL OF AGENDA

III. APPROVAL OF PRIOR MEETING MINUTES

A. APRIL 19TH, 2023 BOARD MEETING MINUTES

IV. COMMITTEES

A. SOCIAL

B. LANDSCAPING

C. BUDGET 2024 COMMITTEE

D. ARCHITECTURAL CONTROL COMMITTEE *ACC*

V. FINANCIAL REVIEW

A. MONTH ENDING FOR JUNE 2023

VI. REPORTS

A. MANAGER'S TASK LIST

B. REPORTING REQUIREMENTS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT

C. ANNUAL CALENDAR 2023

VII. PRIOR BUSINESS

A. LANDSCAPING PROPOSALS - POND PERIMETER CLEAN UP

B. PAINTING PROPOSALS - BRIDGE, LIGHT POST AND MONUMENT SIGNS

C. CATTAIL REMOVAL AT FRONT ENTRANCE POND

D. CATTAILS ANNUAL TREATMENT - PROPOSAL

E. DISCUSSION OF HIRING NEW HOA ATTORNEY / COLLECTIONS SERVICES

F. BEAVER REMOVAL AND TREATMENT

G. EXPECTATION OF ONSITE MANAGER

VIII. NEW BUSINESS

A. DISCUSSION OF INCREASE IN ASSESSMENTS FOR 2024

B. COLLECTION POLICY WITH 2023 LEGISLATION UPDATE

C. LANDSCAPING PROPOSALS - PLANT REPLACEMENT

D. LANDSCAPING PROPOSALS - IRRIGATION REPAIRS

E. LANDSCAPING - TREE REPLACEMENT

F. CONSIDER PROPOSALS FOR HOLIDAY LIGHTS 2023

G. CONSIDER MAINTENANCE CONTRACT FOR IRRIGATION PUMP SYSTEM & WELL METER AT POND

H. DRAINAGE CONTROL - CLEAN UP OF NATURAL AREAS

I. CONSIDER THE ANNUAL MAINTENANCE CONTRACT FOR THE POOL SLIDE

J. CONSIDER APPROVAL OF POND SEDIMENT SURVEY

IX. ACKNOWLEDGMENT OF ACTION TAKEN OUTSIDE OF A MEETING, IF ANY

A. ECHELON MEMBERSHIP - 2 YEAR SUBSCRIPTION \$746.19

B. BRIGHTSTAR CONSTRUCTION PAINTING OF FITNESS ROOM \$950

C. EAGLE PAINTING CLUBHOUSE STAIN \$4,500 - CREDITED BY ARC, INC

D. ROBERT'S POOL MOTOR REPLACEMENT \$914.71

E. ROBERT'S POOL - POOL OPENING PREP & REPLACEMENT POOL SIGNS PER CODE \$3,576.43

F. LONE STAR FOUNTAINS - LIGHT SET \$604.04

G. LONE STAR FOUNTAINS - REPLACEMENT LIGHT SET \$2,160.79

H. LONE STAR FOUNTAINS ELECTRICAL REPAIRS \$387.54

I. SITE - HAND WATERING ON 4TH OF JULY \$968.07

J. SITE - WELL INSPECTION \$475.68

K. SITE - MAIN LINE REPAIR \$3,463.76

L. SITE - IRRIGATION REPAIRS FOR MARCH REPORT \$7,439.89

M. SITE - IRRIGATION STUCK VALVE \$1,190.86

N. SITE - DUMP FEE \$193.61

O. SITE - AMENITY CENTER MULCH \$882.58

- P. SITE - IRRIGATION STUCK VALVE \$530.45
- Q. SITE - IRRIGATION FAULTY VALVE \$690.93
- R. INSURANCE RENEWAL 2023-2024 - \$27,969.00
- S. AMC - SPRING FILTER CHANGE \$488.21
- T. AMC SERVICES - CONDENSER FAN \$877.91
- U. MARATHON FITNESS - 4 DUMBBELLS \$685.84
- V. WATER CENTRIC - PUMP REPAIRS \$2,780.00
- W. WATER CENTRIC - PUMP ELECTRICAL REPAIRS \$3,075.00
- X. ARS - PLUMBING SERVICES \$1333.31
- Y. ARS - PLUMBING SERVICES - POOL SHOWER \$758.57
- Z. DIRECTOR REIMBURSEMENT - HAND WATERING \$486.20
- AA. DIRECTOR REIMBURSEMENT - MINOR ELECTRICAL REPAIRS \$1,298.68
- AB. DIRECTOR REIMBURSEMENT - HANDYMAN SERVICES \$257.34
- AC. COMMITTEE MEMBER REIMBURSEMENT - EASTER EVENT \$468.03
- AD. DIRECTOR REIMBURSEMENT - DIRECT TV BILL \$119.58
- AE. COMMITTEE MEMBER REIMBURSEMENT - JUNE SOCIAL EVENT \$462.61

X. HOMEOWNER OPEN FORUM

XI. ADJOURNMENT

Homeowner Open Forum is devoted to unit owners' comments. Residents are permitted to speak to the Board of Directors during open forum but are asked to limit their concerns to 3 minutes. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken.