

THE BARCLAY OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
MONDAY, MAY 20, 2024
MINUTES

The Annual Homeowners Meeting for The Barclay Owners Association, Inc. was called to order at 6:30p.m. by Zoom meeting. Members of the Board were introduced, as well as Kristi Slaughter (Legal Counsel), and Jeff Douglas of Creative Management.

Proof of notice of the meeting was verified, and a quorum of 54% was present either in person or by proxy.

Minutes

Motion was made, seconded, and carried to approve the minutes of the August 7, 2023 Annual Homeowner meeting as written.

Introductions

The Board and association staff were introduced.

Committee Reports

Community Relations Committee noted that they have combined CRC and maintenance committee this year. Renee Margolin asked for volunteers on the committees. As owners, the property and upkeep are a community effort and volunteers are an important role.

Auditor's Report

Kevin McKenna was absent and unable to complete the Auditor's Report. The owners were asked to submit any questions to Michael, and they will be forwarded to Kevin McKenna for answers.

Nominating Committee/ Election

Marjorie Landry introduced the nominating committee members. It was announced that two (2) Board positions were up for election at this meeting. The Nominating Committee introduced the nominees Janice Dupre, Glenn Gates, and Lynder Watson. Janice Dupre withdrew from the election.

The floor was opened for nominations. There being no further nominations, motion was made, seconded, and carried to close the floor.

It was announced that Glenn Gates and Lynder Watson were elected by acclamation.

New Business

There was no new business conducted.

Homeowner Forum

An owner asked about the condition of the roofs. Richard discussed the maintenance and process for tracking the roof conditions.

An owner asked about the patrol contract and hours changing from 6pm-6am to 6pm-12am. The Board advised the patrol companies were hard pressed to provide services for the overnight hours.

An owner asked about the owner occupancy. Michael advised the association was at 51% owner occupied. She asked if there was a limit in the ByLaws for owner occupancy. There was no direction in the ByLaws concerning this issue. Marjorie suggested the owner email her ideas for new ByLaws to the office to assist in the revamping of ByLaws.

An owner asked about the discussions from last years annual meeting concerning the patrol contracts cost effectiveness. Marjorie discussed the lack of incidents inside the property. The owner continued to ask about incidents per year with and without the patrol contract.

An owner asked about the patrol contract hours and prevention from the services. She asked about the primary reasoning for the increase in maintenance assessments. Marjorie advised this was largely due to insurance increases. The owner asked about implementing leasing limits. Kristi Slaughter advised it would have to be a ByLaw change and approved by majority of owners. It cannot be dictated by the Board.

An owner discussed the deductible for any incidents that happen on property. Kristi Slaughter discussed the coverage that can be obtained to cover the deductible for the master insurance policy. The owner requested someone come to assess the cost of replacement for the buildings. She also asked about upgrading the lobbies. Jeff Douglas discussed the insurance questions presented. He advised all owners to purchase a loss assessment insurance to cover any major deductible expenses.

An owner asked how often the carpets in the lobbies and buildings cleaned or replaced. Marjorie advised the carpets were vacuumed and shampooed regularly. Richard advised a professional company shampoos the carpets annually.

An owner asked for statistics from the City of Houston on hours most common for incidents to occur. The Board noted her suggestion. The owner was concerned with marijuana smells in the building. Kristi advised that any concerns for illegal activity on property an owner must call the police. Kristi discussed the leasing process.

An owner asked when the patrol hours changed. It was noted the patrol hours changed within the last few months. She asked how the decrease in hours affects the assessment budgeted. Marjorie asked all owners interested in volunteering for budget planning should email the office.

An owner discussed the changes in her unit since the freeze. She noted her smoke alarm goes off when the above neighbors are cooking dinner. She noted the cost of living and assessment increases.

An owner discussed the questions about the leasing limits. He noted the current landlords could not be forced to sell their units and investment properties. He reviewed the reasons for increasing costs and addressed some other owner questions.

An owner asked about the approval of annual meeting minutes. She was concerned that the owners do not remember subjects from the previous year. Marjorie suggested taking notes to compare with presented annual meeting minutes. An owner asked for a memo or some notes sent to owners to keep owners informed. The owners asked for the meeting minutes within 30 days.

An owner discussed the improvements that took place while serving on the Board. He requested patrol be from 12am to 6am. He reviewed some previous owner comments and questions.

An owner thanked Richard, Michael, and all staff for their hard work at the Barclay.

An owner discussed her concern trying to regulate what residents can and cannot cook.

An owner asked about the parking stickers and policies. She was concerned that it was not being monitored. Marjorie advised the patrol does have a responsibility to provide Michael with parking updates.

An owner noted that the last annual meeting minutes, voting, and the budget was all included in the annual meeting packet.

An owner asked why the questions to the auditor could not be asked at the meeting. Michael advised that Kevin McKenna was not hired to attend to save the association money. Any questions can be directed to the office for response. She asked if the questions would be included in the minutes. They advised only the items discussed at the meeting would be included in the minutes.

An owner asked about how to update the buildings to a card system or some newer technology. Marjorie suggested she email the office to include in the Board meeting discussions.

An owner asked about when the patrol contract would be renewed and when the best time to look into costs for more security. Michael advised the contract renews in October.

An owner asked about Creative Management's hours of operation. Jeff confirmed the office is open each day, Monday through Friday.

Adjournment

There being no further business, the meeting was adjourned.

Approved
Secretary

Date