

**MEETING OF THE BOARD OF DIRECTORS  
KATY CREEK RANCH HOMEOWNERS ASSOCIATION, INC**

The Board of Directors of Katy Creek Ranch Homeowners Association, Inc., ("Association") held a Board meeting starting on August 14, 2023, at 6:04pm at the clubhouse located at 25114 Ibris Ranch Dr, Katy, TX 77494. Directors in attendance were Lili Cox, Donald Kramer and Tom Fuller. Hayley LeBlanc ("MPM") was also in attendance along with 5 residents.

The agenda was read by Hayley LeBlanc, Manager.

Upon a motion duly made by Tom Fuller and seconded by Donald Kramer, the following resolution was unanimously adopted.

**RESOLVED THAT,** the Board approves the agenda as presented.

The Board introduced themselves to those in attendance.

Donald Kramer reviewed the balance sheet and financials for all in attendance. He informed all that the community is in the best financial status he has seen. The management company and Board are exploring alternative banking accounts with how interests' rates have been fluctuating. The residents asked about the current vendors used for the community.

The Board discussed the annual meeting coming up set for November 13<sup>th</sup>, 2023, at 6:00pm. There are two positions currently open for the Board, Donald Kramer and Tom Fuller, however if both cannot be filled Tom Fuller has agreed to stay on the Board for the time being. Donald Kramer informed residents of the repairs done inside the clubhouse as well as the new pool furniture that was purchased.

The residents in attendance expressed various concerns regarding the streetlights, speeding within the community and various violations. Specifically, regarding low hanging trees and the 18-wheelers and trailers being parked obstructing the roads. MPM has contacted Fort Bend as well as attempted to locate the owner. Unfortunately, the roads are owned by Fort Bend County, and it is recommended those in the community call directly to have an officer come out and inspect the vehicle. The Board informed those in attendance the pool will only be open on the weekends due to school starting until Labor Day however, they will be asking the lifeguard company if it is possible to extend service until the end of September. The residents also discussed with the Board planning different events for the community, such as another movie night or a national night out. A social committee was suggested in order to continue to schedule and plan these events in the future as well as offering incentives for different events.

There being no other business was before the Board, the meeting was adjourned at 7:07 pm.

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**Date**

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**Manager**