

Regency Point Townhomes Association, Inc.

MINUTES
FROM BOARD OF DIRECTORS MEETING
Wednesday, November 19, 2025
5:30pm
Regency Point Townhomes – Pool House
90 Regency Point
Montgomery, TX 77356

The meeting was called to order at 5:30pm by Brett Moreland, President.

Present – Brett Moreland –President
Present – Daniel Bazan – Treasurer
Present – Matt Kello - Secretary
Present – Nancy Lojuk – Director
Present – Brandon Boyd – Director

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

Minutes: October 15, 2025 Board of Directors Meeting Minutes - TABLE

Maintenance Report:

Bulkhead Repairs – Lake life Construction –Completed

Tennis Court Lighting - McCaffety Electric Co. – Hydraulic fluid leaks on court surface
– Contractor discounted Final Invoice 25% - unused balance move to Sports Court Reserve.

Deficiency Report – The Board reviewed the current report.

Unit 8 Roof Leak – Roof Repaired 10/14/25
Unit 19 – Balcony Supports Cracking
Unit 23 Roof Leak & Ceiling Damage 6/30/25
Unit 26 Roof Leak – Roof Repaired 7/29/25 – Still Leaking 8/18/25-Board will Bid Repairs
Unit 29 Roof Leak & Ceiling Damage – Roof Repaired 10/29/25, Ceiling Bid Estimate
Unit 30 Roof Leak & Ceiling Damage, Foundation – Roof Repaired 6/30/2025 – Board will Bid Repairs
Unit 32 Ceiling Repair – Ceiling Repaired 10/14/25
Unit 34 Stucco at Header – Board Approved Bid 11/19/25
Unit 35 Garage Door Header & Stucco Repairs Board will Bid Repairs
Unit 36

Regency Point Townhomes Association, Inc.

Bid from Thomas Mueller Unit 35 \$550.00 Garage Door Frame & Trim
Additional Bids

Bid from Thomas Mueller Unit 29 \$1,150.00 Interior Ceiling Damage
Additional Bids

Bid from Grow Construction Unit 34 \$1,855.00 Flashing Removal & Stucco Repair
Approved BOD Meeting 10/15/2025

Standardized Annual Repair Contracts – Board Draft
Drip Edge – Units 1-4 – Inspection for lacking drip edge.
Landscape Company – Tree trimming completed

Financials: The Board reviewed the October 2025 Financial Statements \$125,620 in Operating Fund; SA Bulkhead \$2,460; Painting of Buildings \$11,810; Total \$139,890.

Brandon Boyd moved to approve the Financial Reports as presented, Second by Daniel Bazan, Passed unopposed.

Old Business:

Parking & Towing Policy & Pet Policy:

Discussion: The Policies were sent to the Attorney for recording – need Notarized Signatures.

New Business:

Proposed Code of Conduct Resolution, Board of Director Confidentiality Agreement:

Discussion: The Board will review the proposed Resolution and Policy for adoption.

Adjournment of Board of Directors Meeting into Executive Session:

The Board of Directors meeting was adjourned at 6:17pm.

Executive Session: 6:20pm – 7:00pm

Topics: Collections, Deed Restriction Enforcement, Architectural Control, Legal Opinion.

Adjournment of Executive Session into Board of Directors Meeting: 7:00pm Next Meeting:

December 17, 2025 5:30pm Pool House – Board of Directors Meeting