

Regency Point Townhomes Association, Inc.

**MINUTES
FROM BOARD OF DIRECTORS' MEETING
Wednesday, January 28, 2026
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: December 17, 2026 Board of Directors Meeting Minutes

Matt Kello moved to approve the December 17, 2026, as presented, second by Daniel Bazan, Passed unopposed.

Monthly Maintenance & Deficiency Report

January 2026

Prepared for the Board of Directors

1. Overview

The Board of Directors reviewed the current Maintenance and Deficiency Report, including active repair items, completed work, pending bids, and contractor proposals. The following summary reflects the status of all known maintenance issues and Board actions for the month.

2. Deficiency Report – Unit-Specific Updates

Unit 19

- **Issue:** Balcony supports cracking
- **Status:** Pending evaluation and repair planning

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Unit 23

- **Issue:** Roof leak repaired on **6/30/2025** ceiling damage, paint garage door trim
- **Date Reported:** **1/20/2026**
- **Status:** Ceiling damage **still present**; pending repair action
- **Board Action:** Board will solicit bids for repairs
- **Contractor / Bid Amount:**

Unit 26

- **Issue:** Roof leak
- **Status:** Roof repaired on **7/29/2025**, but continued leaking as of **8/18/2025**
- **Board Action:** Board will solicit bids for additional repairs
- **Contractor / Bid Amount:** 26 Roof inspection for mold; minor paint if no mold **\$200.00** Approved **12/17/2025**

Unit 29

- **Issue:** Roof leak and interior ceiling damage
- **Status:** Roof repaired on **10/29/2025**; ceiling repair bid received
- **Board Action:** Ratified approval of **\$625** for sheetrock repairs from prior water leak

Unit 30

- **Issue:** Roof leak, ceiling damage, and foundation concerns
- **Status:** Roof repaired on **6/30/2025**, **still leaking 1/18/2026 - bedroom**
- **Board Action:** Board will solicit bids for remaining repairs; approved **\$530** for sheetrock repairs from prior water leak on **12/17/2025**

Unit 34

- **Issue:** Stucco deterioration at header
- **Status:** Board approved bid on **11/19/2025**
- **Board Action:** Executed contract with Grow Construction for balcony stucco and flashing repairs totaling **\$1,855. Received Change Order**, Board will bid out additional work
- **Contractor / Bid Amount:** Grow Construction – Change Order **\$5,660.00**

Unit 35

- **Issue:** Garage door header and stucco repairs
- **Status:** Board will solicit bids
- **Board Action:** Approved **\$650** for sheetrock repairs from prior water leak

3. Contractor Bids Reviewed

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A. Thomas Mueller – Submitted Bids

Unit	Scope of Work	Amount	Status
23	Ceiling Damage Repair	\$520.00	Pending

B. Grow Construction – Submitted Bids

Unit	Scope of Work	Amount	Status
34	Header Repairs, balcony stucco, flashing	\$5,660.00	Additional Bids Pending

4. Future Capital Planning – Metal Roofing Replacement

The Board reviewed preliminary budget bids from multiple contractors for future metal roofing replacement across the community.

- **Bid Range: \$23,000 – \$34,650**
- **Status:** Under Board review for long-term capital planning

5. Summary

The Association continues to address outstanding maintenance items, prioritize structural and water-intrusion repairs, and evaluate contractor proposals to ensure timely and cost-effective solutions. The Board will continue to monitor progress and solicit competitive bids where appropriate.

Discussion:

Bid from Grow Construction Unit 34 \$1,855.00 Flashing Removal & Stucco Repair Approved BOD Meeting 10/15/2025 - Change Order \$5,660.00 – Bid out additional repairs.

Unit 19 – Investigate source of water rotting wood posts.

Unit 26 – Sheet rock painted \$200 – Completed, Concern repair on North Wall – investigate.

Unit 30 – Still leaking – 2nd story master bedroom. Paint when completed.

Unit 34 – Change Order – Additional bids – Board will investigate damage.

Unit 36 – Water from gutter hitting A/C Unit.

Request to remove cactus that blocks view of “Regency Point” sign at front entrance – Board will investigate.

Matt Kello moved to approve Thomas Mueller’s bid for Unit 23 of \$520.00 for sheetrock repairs from past water leak and \$250.00 for painting of the garage door trim. Second by Brett Moreland, Passed unopposed.

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The Board reviewed Budget bids from different contractors for future Metal Roofing replacement – Prices range from \$23,000 to 34,650.

Financials: The Board reviewed the December 2025 Year End Financial Statements \$135,615 in Operating Fund; Sports Court Reserve \$971; SA Bulkhead \$2,460; Painting of Buildings \$11,813; Total Reserve Fund \$15,245.

Nancy Lojuk 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.

Annual Membership Meeting:

Scheduled – Saturday, March 28, 2026 10:00am – Regency Pool House
Candidate Notice – 2 Board Positions, 1 ACC Position

Gate Issues – Delay with exit gate sensor – Repaired – Matt Kello.

Community Reminders – Eblast:

Annual Membership Meeting & Elections – Candidate Notice
Pet Pick-Up Stations & Reminders
Community Dumpster – Waste Management Rules (Overage Charges)

Master Insurance Coverage:

Discussion: Revisiting legal opinion regarding the Association’s ability to change the Governing Documents to have owners maintain and insure their own units. Board will Contact Owens Law Firm for new Legal opinion.

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Owners Forum:

Unit 30 – Request 2025 Year End Financials – would like to have monthly maintenance fee reduced and a new roof installed, would offer to pay for the re-roof and seek reimbursement from the Association. Timeframe for remaining Bulkhead repair for all other areas, including behind their unit. Boat slip repairs - approval not needed – any changes would need to be approved. Owner will look for photos from their contractor taken during their remodeling project to close out ACC Approval.

Code of Conduct Policy – Approved pending Board review via email.

Brandon Boyd moved to approve the Code of Conduct Policy pending email review, second by Nancy Lojuk, Passed unopposed.

Adjournment of Board of Directors Meeting into Executive Session 6:53pm

Executive Session: Topics: Legal Opinion, Collections, Code Enforcement

Adjournment of Executive Session and Board of Directors Meeting 7:15pm

Next Meeting:

February 18, 2026 5:30pm Pool House – Board of Directors Meeting

Annual Membership Meeting

Saturday, March 28, 2026 10:00am – Regency Pool House