

Regency Point Townhomes Association, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Wednesday, March 18, 2026
5:30pm
Regency Point Townhomes – Pool House
90 Regency Point
Montgomery, TX 77356**

The meeting was called to order at 5:35pm by Matt Kello, Secretary.

Vacant –President
Present – Daniel Bazan – Treasurer
Present – Matt Kello - Secretary
Present – Nancy Lojuk – Director
Absent - Brandon Boyd – Director

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

Appointment of Board Vacancy:

Resignation – Brett Moreland – March 12, 2026 – Relocation

Appointment of Unexpired Term (2027)

Minutes: February 18, 2026 Board of Directors Meeting Minutes

Matt Kello moved to approve the February 18, 2026, as presented, second by Daniel Bazan, Passed unopposed.

Monthly Maintenance & Deficiency Report

March 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.

Regency Point Townhomes Association, Inc.

2. Deficiency Report – Unit-Specific Updates

Unit 19

- **Issue:** Balcony supports cracking
- **Status:** Pending evaluation and repair planning and review by screen company
- **Board Action:** Board will solicit additional bids
- **Contractor/Bid Amount:** Grow Construction LLC, \$3,698.37 – Updating specs

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:** ABM Waterproofing - Roof inspection for mold; minor paint if no mold \$200.00 Approved 12/17/2025. Bid Roof leak on 2/1/2026 \$2,980 – Hold for Board evaluation – Brandon Boyd

Unit 28

- **Issue:** Multiple roof leaks
- **Status:** Roof evaluation by AMB Waterproofing 3/3/2026
- **Board Action:** Board will solicit additional bids
- **Contractor/Bid Amount:** AMB Waterproofing \$6,310 Bid

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 – 2/19/26 Complete

Unit 31

- **Issue:** Roof leak, ceiling damage
- **Status:** Board will solicit bids
- **Board Action:** Board will investigate repair options.

Unit 34 - Insert

- **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

Regency Point Townhomes Association, Inc.

additional work. Board will conference with Grow Construction – City of Conroe
Inspection Report requested

- **Contractor / Bid Amount:** Grow Construction – Change Order **\$5,660.00**

Unit 36

- **Issue:** Water flow from roof/gutters onto new A/C Unit
- **Status:** Board will investigate
- **Board Action:**

3. Deficiency Report – Common Areas

Pool House

- **Issue:** Water intrusion under wall
- **Status:**
- **Board Action:**

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 – updating specifications – Grow Construction.

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

Regency Point Townhomes Association, Inc.

investigate.

Pool House – Roof Caulking, Extend French Drain on side of Pool House.

Entrance Gate Repair – Reimbursements – Matt Kello for circuit board.

Daniel Bazan made a motion to approve a reimbursement of \$410.00 to Matt Kello for ordering a circuit board to repair the Entrance Gate. Nancy Lojuk second the motion. Passed unopposed.

Insurance Claim for Ongoing Roof Leaks:

Discussion: The Board will schedule a Zoom Meeting with the Insurance Agent to discuss filing claims for ongoing roof leaks on the property.

Financials: The Board reviewed the February 2026 Year End Financial Statements \$124,970 in Operating Fund; Sports Court Reserve \$971; SA Bulkhead \$2,460; Painting of Buildings \$11,815; General Reserve \$25,001; Total Reserve Fund \$40,249.

Daniel Bazan moved to approve the Financial Reports as presented, second by , Passed unopposed.

2026 Budget:

Discussion: The Board will adopt a 2026 Budget upon the receipt of the 2026-2027 Insurance Renewal at the end of April.

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

Regency Point Townhomes Association, Inc.

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.

Owners Forum:

Unit 35 – Request to hastened repairs for neighboring unit as it is affecting salability. Removing old satellite cables from the Units.

Board – Draft Notice to all owners that the HOA will be removing the old satellite cables.

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

Adjournment of Board of Directors Meeting into Executive Session 6:28pm

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

Adjournment of Executive Session and Board of Directors Meeting 6: pm

Next Meeting:

April 15, 2026 5:30pm Pool House – Board of Directors Meeting

Annual Membership Meeting

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