

HARPER'S PRESERVE

Agenda/Notice
Board of Directors Meeting
Thursday March 19, 2026
6:00PM -7:30PM
10060 Preserve Way Conroe, Tx 77385

- I. Call to Order and verify Quorum _____ Jack - 6:00PM
- II. Executive Session Summary
- III. Items for Vote _____ **BOARD ONLY** _____ Board -6:05PM
 - a. Meeting Minutes February 19 2026
 - b. Financials February 2026
 - c. Rental Forms including Owner Release for Renters
 - d. Change to Swim At Your Own Risk Forms (SAYOR)
 - e. Gate, Entry and Camera System
 - f. Landscaping:
 - i. SLA Agreement
 - ii. Palm Tree
 - iii. Pool Barn
 - iv. Stewards Park
 - v. Lake Palmetto Park
 - g. Action Items List
 - h. Fine Policy
 - i. Parking/Towing Policy
- IV. New Items _____
 - a. Fine and Parking/Towing Policy implementation process.
 - b. Speed Mitigation
- V. Old Items _____
 - a. Gate Systems- Both Entries and both pools.
 - b. Website Restructure
- VI. Owner Forum...2 minutes per speaker. Board reserves the right not to respond.
- VII. Adjournment _____ Jack 7:30PM



Board Votes

1. Approve Meeting Minutes February 19, 2026.
2. Financials for 2026.
3. Rental Forms including Owner Release for renters.
4. Move to Swim at Your Own Risk.
5. Gate, Entry and Camera System



Board Votes

6. Landscaping Projects.

- a. SLA
- b. Palm Tree Treatments (57).....\$ 1,032.04 per month
- c. Pool Barn renovation.....\$ 21,637.00
- d. Stewards Park renovation.....\$ 15,790.00
- e. Lake Palmetto renovation.....\$ 28,710.00

7. Action Item List



Board Votes

8. Fine Policy- Board currently has the authority per the governing documents. State 209 Law, enacted in 2021, requires it be voted on in an open session and filed with county clerk and posted.*

9. Parking/Towing Policy- Board has authority per the governing documents. This policy does have a fine element. In addition, towing is a seizure under case law and US Constitution.*

*Board will devise and implement strategy to use new policies. Residents will be informed.



February 2026 Financial Overview

Total Assets.....	\$4,956,512.00
Income.....	\$258,858.00
Admin.....	\$17,071.00
Taxes.....	\$3,814.00
Utilities.....	\$3,828.00
Landscaping.....	\$174,624.00
Maintenance.....	\$28,014.00
Pools.....	\$3,344.00



Financial Overview Cont.

Irrigation.....	\$2,498.00
Access Control.....	\$772.00
Lakes.....	\$1,868.00
Capital Projects.....	\$94,301.00
Reserve Contribution.....	\$37,500.00
Total Expenses.....	\$367,635.00
Prebudget this month reflects a loss of \$108,777.00.	
March will reflect budget number.	



Accounts Receivable

The month finished with \$932,877.00 owed in accounts receivable. In February \$216,919.00 was collected.

Accounts Receivable- Past due assessments with the associated fees.



New Items

1. Fine and Parking/Towing Implementation Process
2. Speed Mitigation



Old Items

1. Gate Systems- Bid was awarded to a single company to unify entry access at the front gates and the pools, with the camera system. Camera system is being upgraded.
2. Parking/Towing & Fine Policies
 - a. Board approved the policies as written.
 - b. Signed policies along with a copy of the meeting minutes will be sent to the attorney for filing with the county.
 - c. Residents will be notified.

Old Items

3. Website Restructure- Has been completed. The process to update the website will take up to 8 weeks. This includes:

- a. Updating Documents.
- b. Changing contact emails.
- c. Changing contact numbers.
- d. New Calendar/Reservation process being developed.

4. Recent Projects:

- a. Pool Renovations
 - Plaster applied last Saturday
 - Looking to a **POSSIBLE** opening early May!

Old Items

b. Landscaping

- Mulching will be completed soon. Notice will be emailed out.
- Weed Killer to start in March

c. Lighting Projects

- Harpers Trace Bridge- Expected to start once MUD project completed.
- Entry Gates- Anticipating this will coincide with gate install.



Owner Comments

At this time, homeowners are invited to address the board for up to two minutes each. Please note that the board and management may choose to respond either during this session or at a later time. The board reserves the right to limit or conclude comments at its discretion.