



**Meeting of the Board of Directors**

Monday, September 8, 2025, at 6 PM

Lifestyle Center

17317 Cathedral Pines Drive

Humble, TX 77346

**[Microsoft Teams Registration Link](#)**

**AGENDA**

- I. Call to Order**
- II. Establishment of Quorum**
- III. Approval of Prior Meeting Minutes**
  - a. August 11, 2025
- IV. Management Report**
  - a. Community Project Updates
  - b. Reminder of the October Annual Members Meeting
- V. Read King Update**
  - a. Guillo Machado, Vice President of Development
  - b. Development Update
- VI. Ratification of Actions Taken Between Meetings**
  - a. Approval of New Holiday Decoration Vendor
  - b. Approval of a New Janitorial Vendor
- VII. New Business**
  - a. Discussion & Consider Approval of New Pool Vendor Contract
  - b. Discussion & Consider Approval of New Camera Company and Installation
  - c. Consider & Vote on Maximus Utility Discount Service
- VIII. Adjourn into Executive Session**
  - a. Discuss Referral of Delinquent Accounts to the Attorney for Collection
  - b. Discuss Delinquent Accounts at the Attorney for Further Legal Action
  - c. Discuss Payment Plan Requests
- IX. Reconvene in Open Session**
  - a. Consider & Vote on the Referral of Delinquent Accounts to the Attorney for Collection
  - b. Consider & Vote on Delinquent Accounts at the Attorney for Further Legal Action
  - c. Consider & Vote on Approval of Requested Payment Plans

**X. Public Comment**

- a. Each resident that wishes to address the Board will have three minutes to do so. The Board will take all comments, concerns, and/or questions under advisement and may choose not to respond at the Meeting.

**XI. Adjournment**

- a. Next Meeting Date
  - i. Annual Meeting Monday, October 20, 2025

**XII. Executive Session**

- a. Discussion & Waiver of Delinquent Account Fees
- b. Discussion Regarding Payment Plan Requests