

CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
September 19, 2025

State of Texas:

County of Harris:

The Board of Directors of the Charterwood Community Improvement Association, Inc., met in a regular meeting on September 19th at 6:00 p.m., at the Clubhouse, 9818 Rodgers Road, Houston, Texas, 77070.

Present and constituting a quorum were:

Director Kathy Goedecke, President

Director Jan Curlee, Secretary

Director Laurie Kelley, Treasurer

Eileen Ferris of Consolidated Management Services

No homeowners were present for the meeting.

The Board reviewed the minutes of the August 2025 meeting. Ms. Kelley motioned to accept, seconded by Ms. Goedecke and carried.

The Board reviewed the August 2025 financials. Ms. Curlee motioned to accept, seconded by Ms. Kelley and approved.

No ACC applications submitted in September 2025.

SECURITY REPORT:

No report available at the time of the meeting.

OLD BUSINESS:

Ms. Goedecke advised the secondary drain is partially repaired. Blue Water Pools will also be submitting a bid for a French drain along the back of the pool.

Ms. Goedecke announced the Christmas Party will be held at the Charterwood MUD Building, 16444 Cutten Road, Houston, Texas, 77070, on December 6th, 2025, from 10:30am-11:30am.

NEW BUSINESS:

Ms. Goedecke announced September 2025 Yard of the Month winner is 10115 Grassy Cove.

The Board reviewed the 2026 Operating Budget and approved it. The 2026 Assessments are set for \$280.00 and the invoices will be mailed soon.

Ms. Ferris announced Consolidated Management Services has switched to a new operating system called Enumerate Engage. Homeowners are encouraged to share their email address

with Tanya Jackson, account receivables for Charterwood C.I.A., via cms.tanyaj@gmail.com. Homeowners will be able to pay assessments on this site, view account information, receive e-blasts, and view or report deed restrictions. PayPal will no longer be used to make payments. Homeowners may also call Ms. Jackson to accept credit card payments over the phone (281-296-9775, ext. 205).

EXECUTIVE SESSION:

The Board reviewed and approved sending six collection demand letters.

There being no further business, the meeting adjourned at 6:40 pm. The next meeting date will be October 15, 2025, 6:00pm, at the Clubhouse.