

**REGULAR MEETING OF THE BOARD OF DIRECTORS
OF
M R PLACE A/K/A MAPLE RIDGE PLACE COMMUNITY
IMPROVEMENT ASSOCIATION**

September 29, 2025

State of Texas:

County of Harris:

The Board of Directors of the Maple Ridge Place Homeowners Association, Inc., met in a regular meeting of the Board on Monday September 29, 2025, at 6:15 pm, via phone conference.

Present and constituting a quorum were:

Director Marcell Glynn-President

Director Frank Garcia-Vice President

Director Barbara Burson-Secretary/Treasurer

Eileen Ferris of Consolidated Management Services

The Board of Directors held a phone conference and no homeowners called in. Ms. Ferris presented the financials and management reports. There was one ACC denial due to incomplete details.

The Board reviewed the Minutes of the previous meeting. Mr. Garcia motioned to accept the minutes, Ms. Burson seconded and carried.

The Board reviewed the Financials and Mr. Garcia motioned to accept them, Ms. Burson seconded, and carried.

The Yard of the Month winners for 2025 are: July- 2750 Lofty Elm, August- 2855 Magnolia Hill Trail, September- 2815 Packard Elm, October- 13417 East Red Birch.

NEW BUSINESS:

The Board then reviewed the 2026 Operating Budget prepared by Ms. Ferris, and the Annual assessments of \$380.00 per household. The Board agreed unanimously to accept the 2026 Operating Budget and keep the Assessments the same for 2026.

The Board then reviewed three Policy Documents to amend. These Policies are the Collection Policy, Architectural Control Policy, and Policy and Guidelines of the Association. The Board agreed unanimously to amend them.

Ms. Ferris informed the Board that Enumerate Engage is the new portal for Consolidated Management Services. All residents will be able to access their accounts and pay dues online. Please call the office at 281-296-9775 or email gwenmathews56@hotmail.com to get signed up.

EXECUTIVE SESSION:

The Board reviewed the latest legal status report. In Collection Matters, Ms. Glynn motioned to approve a Constable Sale and filing a lawsuit, seconded by Mr. Garcia and carried. In New Collections, Ms. Glynn approved sending demand letters to seven properties, seconded by Mr. Garcia and approved.

There being no further business, Mr. Garcia motioned to adjourn the Regular Meeting at 6:32pm, seconded by Ms. Burson and carried. The next phone conference date will be decided soon.