

CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
July 15, 2026

State of Texas:

County of Harris:

The Board of Directors of the Charterwood Community Improvement Association, Inc., met in a regular meeting on July 15th 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

One homeowner was present for the meeting.

The Board reviewed the minutes of the May 2026 meeting. Ms. Kelley motioned to accept, seconded by Ms. Curlee and carried.

The Board reviewed the May and June 2026 financials. Ms. Curlee motioned to approve, seconded by Ms. Kelley and passed.

Three ACC applications were submitted from May and June 2026, and were approved.

SECURITY REPORT: The June 2026 Security Report was emailed to Ms. Goedecke for the meeting. There were two burglaries of vehicles, one vehicle theft, and one criminal mischief reported.

OLD BUSINESS: The entrance signs were completed on June 22nd, 2026. FBN Woodworks completed Clubhouse repairs on June 11, 2026 for \$350.00 and June 29, 2026 for \$175.00. Fast Signs created a few pool signs on June 11, 2026 for \$267.61. Modern Method completed plaster patch repairs on the pool on June 22, 2026 for \$350.00. Climate Control serviced the AC Unit in the Clubhouse for \$686.16 on July 13, 2026. All of these services were approved by the Board via email or text.

NEW BUSINESS: The Board agreed unanimously to close the Edward Jones account and transfer the remaining balance (\$6,623.00) to Trustmark Bank. Ms. Goedecke and Ms. Ferris will be the signatories for Trustmark Bank.

Ms. Goedecke advised the AC Unit is being affected by the chlorinator and will get an estimate from FBN Woodworks to build a wall between as the Board approved the measure.

Blue Water Pool has repaired the secondary drain and cleaned it out.

EXECUTIVE SESSION: The Board began Executive Session at 6:45pm to review the legal status report. They approved unanimously one Constable Sale, approved one reduced Collection account, and approved sending two final collection demand letters.

There being no further business, the Board unanimously adjourned the meeting at 6:50pm. The next Regular Meeting will be held on August 19, 2026, 6pm, at the Clubhouse.