



MARSHALL RIDGE HOMEOWNER'S ASSOCIATION, INC.

Open Session (draft agenda subject to change)

April 19, 2023 6:00 PM
Community Clubhouse
1830 Sterling Trace Drive
Keller , TX 76248

OPEN SESSION BOARD OF DIRECTORS MEETING AGENDA

I. CERTIFICATION OF QUORUM

II. APPROVAL OF AGENDA

III. APPROVAL OF PRIOR MEETING MINUTES

A. JANUARY 25, 2023 BOARD MEETING MINUTES

IV. COMMITTEES

A. SOCIAL

B. LANDSCAPING

V. FINANCIAL REVIEW

A. MONTH ENDING FOR FEBRUARY 2023

VI. REPORTS

A. MANAGER'S TASK LIST

B. INSURANCE CLAIMS - AMENITY CENTER FLOOD - RESOLVED AND FILE CLOSED

C. REPORTING REQUIREMENTS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT

D. ANNUAL CALENDAR 2023

VII. PRIOR BUSINESS

A. LANDSCAPING PROPOSALS - POND PERIMETER CLEAN UP

B. CLUBHOUSE/AMENITY HOURS OPEN WITHOUT RENTALS

C. PAINTING PROPOSALS - BRIDGE, LIGHT POST AND MONUMENT SIGNS

D. LIFEGUARD SERVICE CONTRACT

VIII. NEW BUSINESS

A. LANDSCAPING PROPOSALS - PLANT REPLACEMENT & IRRIGATION REPAIRS

B. RESERVE FUND EXPENDITURES - 2023

C. SITE LANDSCAPING - BAGWORM TREATMENT

D. CATTAIL REMOVAL AT FRONT ENTRANCE POND

E. WELL AUTO FILL - PROPOSALS

F. DISCUSSION OF HIRING NEW HOA ATTORNEY / COLLECTIONS SERVICES

G. HOA WEBSITE UPDATE SERVICES

H. PAINT COLORS FOR WOOD SURFACES

I. BEAVER REMOVAL & TERMINATION

J. EXPECTATION OF ON-SITE MANAGER

K. AMENITY CENTER RULES - PARKING & ANIMALS

IX. ACKNOWLEDGMENT OF ACTION TAKEN OUTSIDE OF A MEETING, IF ANY

A. FIRSTSERVICE MANAGEMENT COMPANY - RENEWAL OF CONTRACT

B. SITE LANDSCAPING - \$3,702.43 ENHANCEMENT IRRIGATION REPAIRS

C. LONE STAR FOUNTAINS #5 REPAIRS \$987.69

D. EXTERIOR APPEAL - STREET LIGHT REPAIRS \$655.14 & \$475.09

E. DIRECTOR REIMBURSEMENT - ELECTRICAL REPAIRS \$1,106.97

F. SOCIAL EVENTS - BINGO - \$260

G. EASTER EVENT - FUN TIME ENTERTAINMENT GROUP \$600.00

H. POOL PERMIT FOR 2023 \$889.14

I. GRID FITNESS ROOM FLOORING RESERVE EXPENSE - \$9,034.97

J. LONE STAR BANNER - FLAGS \$330.06

K. TEXAS SECURITY SOLUTIONS GROUP - POOL GATE REPAIRS \$903.89

L. MARATHON FITNESS & ECHELON \$38,348.76 - RESERVE EXPENSE NEW FITNESS EQUIPMENT

M. SITE LANDSCAPE - 44 TREE REPLACEMENT REVISED \$32,475

X. HOMEOWNER OPEN FORUM

XI. ADJOURNMENT