



FORREST LAKE TOWNHOUSE ASSOCIATION

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BOARD MEETING AGENDA

April 16, 2026

Board Meeting: 7:00 pm – 8:00 pm

President:	Call Meeting To Order
Secretary:	Approval of Minutes From Previous Meeting
Social Committee:	Social Committee Report
Treasurer:	Treasurer Report
Maintenance:	Maintenance Report
Landscaping:	Landscaping Report
Security:	Security Report
Old Business:	Mold Remediation
New Business:	Security Cell Phone Upgrade
Adjourn	

FORREST LAKE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 16, 2026

PRESENT: Kay Edwards, Rene Garcia, Brook Baker, Jeff Weller and Pam Meerbrey

The meeting was called to order at 7:00 by Kay Edwards.

The March 19, 2026 meeting minutes were approved on March 22, 2025.

The April 16, 2026 agenda was amended to include one new item under New Business.

The April 16, 2026 agenda was approved.

SOCIAL COMMITTEE REPORT:

- See attached report hereto and made part of these minutes for the April 16, 2026 meeting.

TREASURER REPORT:

- See attached report hereto and made part of these minutes for the April 16, 2026 meeting.

MAINTENANCE REPORT:

- See attached report hereto and made part of these minutes for the April 16, 2026 meeting.

LANDSCAPING REPORT:

- Tree trimming bid proposal was approved and work will begin soon.

SECURITY REPORT:

- See attached report hereto and made part of these minutes for the April 16, 2026 meeting.

OLD BUSINESS:

- Approved bid for Mundae Cleaning and Restorations Services.

NEW BUSINESS:

- Approved the purchase of new PC for the office.
- Security cell phone upgrade options will be investigated.

The meeting was adjourned at approximately 7:43

Social Committee Report – April 2026

The Social Committee met on Monday, April 13, 2026 with members Evie, Patti, Marilyn, Lee, and Sam present.

Briefly discussed planned future events:

May 2nd - Game Day

June 6th – combined events of Game Day, hot dog festival, and celebration of 50th anniversary of FLTA completion date.

patti and lee to look for paper goods for 50th anniversary theme, disco ball decors, etc. .

No game day in July; holiday weekend

August 1st – game day

No game day in September; holiday weekend

September 12 or 13th, no confirmed date, planning Ice cream fest.

Bingo to be scheduled for an evening event, as Saturday/game day was not well attended.

Expense report \$2969.57 remaining in our budget.

Next meeting is Monday, May 10th.

submitted by sam

april 14, 2026

Treasurer's Report for the Month of April 2026

1. Please see the attached Financial Report through March 31, 2026
 - Total Income (accrued) for the month was \$101,062.65
 - Total Expenses were \$93,788.35
 - Accounts Payable was \$4,476.82
 - Roofing Fund transfer was and the Infrastructure Fund transfer was \$2430.00 and \$833.33 respectively
 - This yielded a Net Accrual Income of after the transfers to the Funds \$7,274.30
 - The budget performance for the fiscal year is
 - Total Income \$494,236.32
 - Total Expenses \$491,130.30
 - Net Accrual Income at \$3,106.02 indicating that we are below the approved budget.
2. The account aging continues to fluctuate from month to month with over 30 days decreased, over 60 days increased and over 90 days increased from the previous month.
3. As of March 31, 2026 the balances are:
 - Checking account \$49,457.24
 - Savings account \$202,468.46
 - Infrastructure Fund \$5,782.95
 - Undeposited Funds \$9,490.00
 - Roofing Fund Savings account \$19,420.67
 - Share account and Roofing Fund CDs \$5.00 and \$346,579.44 are respectively, yielding a total for the Roofing Funds of \$366,000.11
 - Accounts Receivable \$109,283.78
4. Attached is the Late Payment & Fines Report for April 2026. There are multiple owners not in compliance with the Proof of Insurance Resolution as indicated in the Fines section. Foreclosures are proceeding with one homeowner.
5. Reminder letters were sent to homeowners whose insurance policies expire in January and February. Those owners who are not in compliance are submitted for a \$200/month fine and an Administrative Fee of \$25.
6. Letters regarding expired leases were sent to owners and all owners are in compliance.
7. Capital projects will begin according to the plan and budget.

	Nov2025	Dec2025	Jan2026	Feb2026	Mar2026	Apr2026	May2026	Jun2026	Jul2026	Aug2026	Sep2026	Oct2026	FY2026 YTD	Budget YTD	% of Budget YTD
Assets:															
17000 - Wells Fargo (checking)	61,518.64	47,956.01	65,406.21	74,797.82	49,457.24										
17500 - Wells Fargo (savings)	202,461.75	202,463.47	202,465.19	202,466.74	202,468.46										
Total Checking/Savings	263,980.39	250,419.48	267,871.40	277,264.56	251,925.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Accounts Receivable	104,191.32	107,671.28	108,836.28	109,876.28	109,283.78										
Other Current Assets:															
11600 - Infrastructure Fund	3,282.84	3,282.87	3,282.90	3,282.92	5,782.95										
14990 - Undeposited Funds	10,000.00	9,200.00	10,000.00	7,800.00	9,490.00										
18000 - Wells Fargo New Roofing Fund	12,130.24	12,130.35	12,130.45	12,130.54	19,420.67										
18500 - Greater Texas CD (60 month)	52,690.17	53,233.45	53,233.45	53,233.45	53,770.34										
18520 - Greater Texas CD (60 month)	52,530.59	53,116.38	53,116.38	53,116.38	53,695.76										
18530 - Greater Texas CD (60 month)	71,176.10	71,909.99	71,909.99	71,909.99	72,635.24										
18540 - Greater Texas CD (60 month)	46,492.29	46,961.09	46,961.09	46,961.09	47,417.45										
18545 - Greater Texas CD (60 month)	46,299.92	46,703.13	46,703.13	46,703.13	47,100.98										
18546 - Greater Texas CD (60 month)	22,694.63	22,740.44	22,740.44	22,740.44	22,785.34										
18547 - Greater Texas CD (60 month)	48,761.70	48,969.85	48,969.85	48,969.85	49,174.33										
18550 - Greater Texas Share Account	5.00	5.00	5.00	5.00	5.00										
Total Other Current Assets	366,063.48	368,252.55	369,052.68	366,852.79	381,278.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Total Assets	734,235.19	726,343.31	745,760.36	753,993.63	742,487.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Liabilities:															
20000 - Accounts Payable	6,638.85	376.30	14,989.10	24,307.21	4,476.82										
21600 - Maintenance Fees Paid In Advance	20,270.00	21,600.00	23,600.00	20,425.00	20,875.00										
24500 - Security Deposits	203,658.43	203,388.43	203,498.43	203,498.43	204,098.43										
Total Liabilities	230,567.28	225,364.73	242,087.53	248,230.64	229,450.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
PROFIT & LOSS:															
Income:															
Total Income	97,932.26	98,247.42	98,107.50	97,942.27	101,062.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	493,292.10	494,236.32	99.81%
Expense:															
Total Expenses	53,287.54	103,035.02	95,413.35	95,861.91	93,788.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	441,386.17	491,130.30	89.87%
Net Ordinary Income	44,644.72	-4,787.60	2,694.15	2,080.36	7,274.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,905.93	3,106.02	1671.14%
Other Expense:															
Bad Debt Write Off	0.00	0.00	0.00	0.00									0.00	0.00	
Roofing Fund Contribution	2,430.00	2,430.00	2,430.00	2,430.00									9,720.00	9,720.00	100.00%

	Nov2025	Dec2025	Jan2026	Feb2026	Mar2026	Apr2026	May2026	Jun2026	Jul2026	Aug2026	Sep2026	Oct2026	FY2026 YTD	Budget YTD	% of Budget YTD
Infrastructure Fund Contribution	833.33	833.33	833.33	833.33									3,333.32	3,333.32	100.00%
Total Other Expense	3,263.33	3,263.33	3,263.33	3,263.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,053.32	13,053.32	100.00%
90006 - New Roofing Fund Dividend	0.04	2,989.04	0.00	0.09									2,989.17	0.00	
Net Income	41,381.43	-5,061.89	-569.18	-1,182.88	7,274.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,852.61	-9,947.30	-25.60%
Aging Report:															
Over 30 Days - Total	3,676.00	1,974.00	584.96												
Over 30 Days - Maintenance & Assoc. Fees	1,876.00	1,600.00	2,073.00		1,382.00										
Over 60 Days - Total	1,320.00	3,816.46	2,309.00												
Over 60 Days - Maintenance & Assoc. Fees	1,320.00	1,600.00	1,320.00		1,815.00										
Over 90 Days - Total	100,346.00	97,535.86	102,727.32												
Over 90 Days - Maintenance & Assoc. Fees	34,849.00	48,135.82	34,849.82		103,739.28										
Total	105,342.00	103,326.32	105,621.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Total - Maintenance & Assoc. Fees	38,045.00	51,335.82	38,242.82	0.00	106,936.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00			

Maintenance Report April 2026

❖ 35 Maintenance cases opened: 3/01/2026 – 3/31/2026

Category	Number of Tickets
Gutters	1
Irrigation	1
Landscaping	3
Lighting	12
Maintenance	5
Painting	10
Roofing	1
Siding	2
Total	35

28 cases closed:

Category	Number of Tickets
Gutters	1
Irrigation	1
Landscaping	3
Lighting	7
Maintenance	4
Painting	9
Pest Control	1
Roofing	1
Siding	1
Total	28

7 cases remain open:

Category	Number of Tickets
Gutter	1
Maintenance	4
Plumbing	1
Siding	1
Total	7

❖ Active maintenance Projects:

- Maintenance has started painting again in December

❖ Daily / Weekly Preventative Maintenance: Pool maintenance, Lake maintenance, Pet 'Pooper Scooper', Fountains, Clubhouse, Community Lights

Security Report for the Month of APRIL 2026

- 03/16/26 ♦S/O courtesy warning of unpermitted overnight parking behind carport
- 03/19/26 ♦[H.P.D.](#) on site and later same resident informed security if additional vehicle towed assured proper vehicle retrieved. ♦S/O escorted resident to dwelling unit
- 03/20/26 ♦Accompanied S/O Ives to inspect areas of concern and plan pool rule enforcement. ♦Met and greeted existing residents to keep connected and new residents to get acquainted with security team.
- 03/21/26 ♦S/O assisted club house guests to appropriately park and not block handicap/wheelchair ramp or park in reserved space by tennis courts to prevent congestion for emergency access. ♦Courtesy speeding warning on common ground. ♦ Advised a group of children from disturbing wildlife and protect duck nests with eggs.
- 03/22/26 ♦Several drivers assisted to locate units. ♦ Several courtesy parking reminders with 0 violations.
- 03/23/26 ♦S/O prohibited walking trespassers from Eastside Condos to enter FTLA lake area and issued warning. Trespassers mentioned previously allowed by other S/O. ♦Prohibited another trespasser entry with bike and advised of no exit. ♦Resident reported to S/O of vehicle having an expired registration and not aligned.
- 03/24/26 ♦*Quarterly Security Team Meeting held at clubhouse – successful. Discussed new efficient process and updated team schedule.*
- 03/25/26 ♦Resident reported of unmoved vehicle →3 parking violation filed (one regarding fire zone)
- 03/27/26 ♦Accompanied S/O Ives to inspect lights out and grilling guidelines ♦Met and greeted existing residents to keep connected whom provided positive feedback.
- 03/29/26 ♦S/O assisted EMS on site locate unit. ♦S/O assisted AAA locate unit.
- 03/30/26 ♦Resident reported bridge dweller display acts of nudity near guard mansion. ♦[HPD](#) on site, resident reported entry of trespasser. ♦S/O provided two speeding warnings.
- 03/31/26 ♦Resident reported a family/group near club house awaiting pool entry. Accompanied S/O Russell and provided Spanish interpretation of posted pool rules (family of 9, pool attire, no running, food, etc... whom voluntarily exited. ♦Parking violation issued.
- 04/02/26 ♦S/O verified a Non-resident on foot attempted to fish in lake and prohibited FTLA entry. ♦ S/O courtesy warning parking behind carport- resident left vulgar voice message.
- 04/03/26 ♦Resident report [gunfire](#) nearby. ♦Overnight behind carport parking violation filed. ♦Resident reported of opossum remains for removal
- 04/04/26 ♦Resident reported of vehicle parked on Lumberdale Rd being towed ♦Resident concerned of increased population of ducks.
- 04/05/26 ♦Vagrant on foot was prohibited FTLA entry. ♦S/O monitored a suspicious vehicle and later advised to leave property. Resident commented S/O Russell of doing a good job.
- 04/06/26 ♦S/O received compliment of new Reflective Safety vest. ♦S/O warned resident of speeding.
- 04/07/26 ♦H.P.D. provide courtesy round and visiting wildlife.
- 04/11/26 ♦Resident requested S/O for removal of duck eggs. S/O and I assisted club house guest parking. To avoid congestion and always keep emergency access and handicapped/wheelchair clear. ♦EMS on site and was assisted to unit by S/O.
- 04/12/26 ♦S/O observed leather sofa outdoors under cover after 04/11/26 club house rental. ♦Resident reported possible abandonment/theft vehicle on Lumberdale Rd. (reported and case # issued with 3-1-1)
- 04/13/26 ♦S/O assisted numerous delivery drivers to unit
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