

Champions Colony East

2026 Annual Meeting Minutes

- **Meeting:** 2026 CCE Annual Meeting
 - **Date:** Saturday, January 17, 2026 – called to order at 10:05
 - **Presiding officer:** Randy Otts, HOA President
 - **Other officers noted:**
 - Georgine Marbach - Treasurer
 - Joni Loustalot - Vice President, absent due to an accident/injury-proxy vote
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1. Call to Order

- **Randy, President,** called the meeting to order.
 - Attendees were reminded to sign the clipboard.
 - Randy introduced the current officers:
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2. Reading and Approval of Prior Year Minutes

- **Treasurer** read the minutes from the prior annual meeting.
- Key items from the prior year's minutes included:
 - HOA meeting communications would be improved, including use of text messages due to email delivery issues.
 - HOA fees remained at **\$2,500**.
 - Trash service fee had increased.
 - Lawn service fee was discussed, including a double payment issue with the lawn service vendor.
 - Mosquito misting service was discussed and was to continue if mosquito issues worsened for health reasons.
 - Neighborhood meetups at the picnic table were discussed.
 - Beautification grant applications were discussed.

- Prior board elections were reviewed.
- The owner transfer fee was raised to **\$250**.
- Security cameras/license plate readers were discussed for neighborhood entrances.

Motion

- A motion was made to approve the prior year's minutes by Laura.
 - The motion was seconded by Lenore Sirulnik
 - Prior year minutes were approved.
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3. 2025 Financial Report

- **Secretary-Treasurer** presented the 2025 financial report.
- Reported financial highlights:
 - Beginning cash balance as of December 2024: **\$68,026.94**
 - 2025 dues collected: **\$75,000**
 - 2026 maintenance fees collected by year-end: **\$30,000**
 - Total expenses: **\$89,052.62**
 - Ending cash balance: **\$84,395.32**
 - Annual cost per household: **\$1,978.95**
 - Estimated reserve ending 2025: **approximately \$54,395.32**

Discussion

- A homeowner asked whether owners of multiple properties must pay dues for each property.
 - The answer given was **yes**, each property must pay the full HOA fee.
- The transfer fee was clarified:
 - It is paid to the HOA when a home is sold.
 - It is typically handled through the buyer's closing costs.
- The lawn service fee was discussed:

- The cost appeared lower in 2025 because the HOA did not pay for two months due to a prior double payment.
- Lawn service costs are expected to return to a higher level in 2026.

Motion

- A motion was made to approve the financials by Gil Hunter.
- The motion was seconded by Bruce Gehrig.
- Financial report was approved.

4. Landscaping and Beautification Updates

Landscaping

- **Randy** reported that plantings were completed outside the wall.
- Most of the plants used were donated.
- The primary cost to the HOA was labor for planting.
- This reduced the overall cost of the landscaping work.

Beautification Grants

- Randy reported that the HOA did **not** receive the beautification grants applied for during the prior year.
- The HOA plans to reapply.
- Randy stated the board intends to continue applying for available beautification grants through Harris County and the State of Texas.

Sinkholes

- Randy reported that sinkholes continue to appear on community property.
- He has been filling sinkholes himself on community property using purchased dirt.
- Homeowners were advised that if sinkholes appear on their property, they should address them to reduce safety and liability concerns.
- Concern was noted that landscapers or others could be injured if sinkholes are left unfilled.

5. Sprinkler Heads, Water Usage, and Repairs

Broken Sprinkler Heads

- A homeowner raised concerns about broken sprinkler heads caused by lawn service equipment.
- Randy noted that many broken sprinkler heads may be going unreported.
- Homeowners were asked to report broken sprinkler heads to the board promptly.

Water Conservation

- Randy reminded attendees that the community is on **one water meter**.
- Water costs are included in HOA dues.
- Homeowners were asked to report leaking water immediately so repairs can be made quickly.
- Homeowners were also encouraged to be mindful of water usage because it affects the entire community's budget.

Neighbor Assistance

- Randy noted that some homeowners have individual sprinkler systems, while others are still on community systems.
- Residents were encouraged to help elderly or absent neighbors turn sprinklers on or off when needed.
- A homeowner discussed past instances of helping neighbors manage outdoor watering.

6. Old Business

Water Line Repairs

- Randy reported that a broken water line occurred near the front area between two houses.
- The issue started in the prior year but was completed and paid for in the current year.
- A separate water line break occurred in the same general area in December and has also been repaired.
- One homeowner noted their concern that some home have more people using water than others.

Security Cameras / Flock System

- Randy reported that Champions and the surrounding subdivisions collectively installed **Flock security cameras** at entrances into Champions.
 - The cameras read license plates as vehicles enter.
 - The system can alert patrol officers if a vehicle is stolen, connected to a warrant, or otherwise flagged.
 - The system may also assist in investigating burglaries, robberies, or other crimes by helping track vehicles in the area.
 - Cost to the HOA was reported as approximately **\$2.65 per house per month**.
 - Signs have been posted noting camera surveillance.
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7. New Business

Tree Trimming

- Randy recommended trimming and thinning trees to reduce the risk of trees falling during heavy winds.
- Community trees that may need attention include:
 - Trees near the front
 - A tree near the community shed
- Randy plans to have a tree company provide bids.
- Homeowners who want quotes for trees on their own property were asked to text or email Randy.

Roof and Gutter Debris

- Randy advised homeowners to keep leaves, pine needles, and debris off roofs and out of gutters.
- He explained that debris can cause water to stand on the roof and shorten the life of shingles.
- A homeowner raised concern that lawn workers may be blowing debris onto her roof.
- Randy said he would speak with the crew about the issue.

Curb Repair

- Randy reported that many curbs in the neighborhood are broken or missing.

- He has requested quotes for curb repairs.
- The board will review quotes and determine how repairs fit into the budget.
- The purpose is to maintain neighborhood appearance and property values.

Street Lights

- Randy reported receiving complaints that the neighborhood does not have enough lighting.
- He found that approximately one-third of the existing lights may not be working.
- Some lights are older solar lights that provide limited illumination.
- The board plans to:
 - Track down non-working power connections
 - Repair lights where possible
 - Install solar lights where necessary
- A homeowner mentioned that a tree light near the entrance/intersection may have shifted due to wind.
- The lighting inspection cost was estimated at approximately **\$700**, and Randy noted the board has been cautious with expenses while rebuilding reserves.

Bylaws and Deed Restrictions

- Randy reported that the bylaws and deed restrictions need review and possible updates.
- He stated some provisions are outdated and may no longer align with current Texas law.
- The board will work on revisions.
- Updates will require homeowner approval.
- Possible approval methods include:
 - Online proxy vote
 - Special meeting
- A homeowner requested a current copy of the bylaws/deed restrictions. Georgine said electronic copies are available and can be sent.

Legal Matter

- Randy reported that a lawsuit or legal complaint has been brought against the board by the homeowner at #5.
 - Because the matter is now legal, the board did not discuss details during the meeting.
 - Randy stated more information will be provided as appropriate and as allowed.
 - It was noted that there may be legal expenses initially paid from the HOA budget, with the possibility of recouping costs from the homeowner who filed the complaint, depending on the outcome and legal guidance.
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8. Election of Board Members

President

- Randy Otts was nominated for President (Melissa). No other nominations were presented. The nomination was seconded (Gil). All in present voted in favor except one opposing vote.
- Randy Otts was elected President.

Vice President

- Trent Rimmer, identified formally as Weldon “Trent” Rimmer, was nominated for Vice President (Randy). The nomination was seconded (Melissa). All present voted in favor.
- Trent Rimmer was elected Vice President.

Treasurer

- Georgine Marbach was nominated for Treasurer (Randy). The nomination was seconded (Lenore). All present voted in favor.
- Georgine Marbach was elected Treasurer.

Secretary

- There were initially no nominations for Secretary.
- The duties of Secretary were explained as primarily taking and typing meeting minutes and assisting with board decisions. No nominations were presented after discussion.
- The group discussed combining the Secretary and Treasurer roles.

- A nomination was made (Gil) and seconded (Lisa) to allow the same person to serve as Secretary-Treasurer. All present voted in favor.
 - The Secretary and Treasurer roles were approved to be handled by the same person – Georgine Marbach
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9. Recycling Discussion

- A homeowner asked why the neighborhood does not have recycling service and what would be required to add it.
 - The board explained that recycling would be a budget item.
 - Randy stated that the last estimate he recalled was approximately **\$15 per house per month**.
 - The Secretary-Treasurer estimated that this could amount to roughly **\$8,000 per year** across the community.
 - Concerns were raised that HOA dues are already high.
 - A homeowner expressed support for recycling for environmental reasons.
 - **Action:** The board will look into current recycling costs and may bring the information back to the community.
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10. Adjournment

- A motion was made to adjourn the meeting.
- The motion was seconded.
- Meeting was adjourned.