

## **2026 Glenshannon Community Association 2026 Annual Community Meeting Minutes**

**Association Name:** Glenshannon Community Association

**Meeting Date:** March 03, 2026

**Meeting Time:** 7:00 PM

**Meeting Location:** Glentoca Clubhouse, 9200 Wilcrest Dr. Houston, TX 77099

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### **1. Call to Order**

- Meeting called to order by: Tyler Jackson - President
  - Time: 7:30 PM
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### **2. Board Members Present**

- President: Tyler Jackson
- Vice President: Michael Stennis
- Treasurer: Linda Vives

#### **Board Members Absent:**

- Secretary: Paul Sullivan
  - Director: Yamil Bermudez
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### **3. Homeowners in Attendance**

- Total Number Present: 16 households present
  - Total Number of proxies: 19 households not present at meeting but provided proxies for quorum purposes.
  - Quorum determination met at a total of 35 households represented
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### **4. Welcome and Introduction**

- Tyler Jackson – President, Michael Stennis – Vice President, and Rosalinda Vives – Treasurer provided introductions to homeowners present.
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## **5. Status of Community**

**Tyler Jackson-President provided an update on community progress over the past year, summarized as follows:**

- Replaced park/pool signs with 3 new signs (at no cost to community)
- Repainted pool restrooms/shed/pool equipment cover
- Renewed both restrooms by removing all interior panels, adding new front doors (wider ADA compliant), adding new back doors for future expansion to allow park users to utilize restrooms, epoxy coated floors, added energy efficient lighting with motion sensor, exhaust fans, new dispensers for soap/toilet paper/paper towels, installed handicap bars, added baby changing table
- Installed new park grill for one that was destroyed around 3-4 years ago (under previous board)
- Replaced pool motor with completely new motor, installed new filter valves
- Had entirely new park entrance fence built/installed due to extensive rust
- Replaced numerous iron bars on exterior park fence
- Repaired chain link fence several times throughout year due to damage caused by vandalism
- Replaced/repainted wood fence of homes surrounding pool/park (by splitting cost with homeowners) after storm damage
- Updated community website adding substantial trash pickup information, pool hours and details, community related documents
- Replaced defective led lighting in park area

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## **6. Review of Financial Packet**

- Provided 2026 annual statement and an independent audit report to homeowners present for review.

### **Treasurer's Report**

- Annual Expenses: \$95,447.11
- Deposits: \$89,114.34

- CD: \$45,599.93
- Savings: \$33,377.54
- Checking: \$141,612.99
- Total Available balance: \$220,590.46

**Summary:** 2026 annual report and audit report were reviewed and one correction was noted for the CD account (annual interest increase which occurred in Q3 2025 was missed and to be corrected by accountant).

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## **7. Board Address to Community**

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## **8. 2026 Budget Approval**

- The board reviewed and approved the 2026 budget which included some of the following improvements to community areas:
    - Park and pool fencing replacement - \$50,000
    - Park walking trail construction - \$75,000
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## **9. Homeowner Forum**

- The board addressed topics brought by the community including deed restrictions, Security, and assessment enforcement.
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## **10. New Business**

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## **11. Open Session Adjournment**

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## **12. Elections:**

- Positions Open: 4 positions: 2 board members sought re-election (Tyler Jackson - President and Michael Stennis-Vice President) 2 previous board members (Paul Sullivan - Secretary and Yamil Bermudez - Director) resigned from their positions

- Nominations: 3 members sought election (2 previous board members – Tyler Jackson and Michael Stennis, 1 write in: Elda Cuellar)
- Voting Methods: In person, proxy voting
- Final Vote:
  - Tyler Jackson – 25 votes
  - Michael Stennis – 13 votes
  - Elda Cuellar – 16 votes
- Summary: Tyler Jackson and Michael Stennis were re-elected and Elda Cuellar elected to serve on the board