

SCOFIELD FARMS

Board of Directors Meeting

DATE: December 18, 2025

TIME: 7:00 pm

Minutes

1. Establish Quorum and Call to Order

Quorum was approved with the following Board Members Present: Emma Talley, Joe Borgo, Milana Noueilaty, Shaker Tangirala, David Barber, and Kevin Raymond. Emma Talley called the meeting to order at 7:03 PM. Paula Nahernak was in attendance representing Inframark.

2. Approve Prior Board Meeting Minutes 3/11/2025

David Barber motioned to approve the meeting minutes as presented, Joe Borgo provided the 2nd motion, the vote was called and passed unanimously.

3. Actions taken outside of Board Meeting

Emma Talley presented actions taken outside of a Board meeting for transparency and inclusion in the official record.

a. Committee Appointments

i. Architectural Committee, Parks Committee, Pool Committee, Website Committee, Welcoming Committee

Emma Talley provided an overview of committee solicitations and appointments completed in accordance with Texas law. Architectural Control Committee: Three new members appointed, Parks Committee: Mary Beth Creighton appointed as Chair. Pool Committee: Steve Walden appointed as Chair, Website Committee: Board Members Shankar and David Barber appointed, Welcome Committee: Irshad James appointed as Chair.

b. Committee Charter Adoption

i. Oak Wilt Charter, Parks Committee Charter, Pool Committee Charter, Website Committee Charter, Welcoming Committee Charter

Committee charters for the committees were adopted and entered into the record.

c. Community Survey

Emma Talley reported that the Board approved and distributed a community survey to gather homeowner feedback on priorities, maintenance, and community events. Results were received and will inform future planning. The Board discussed making the survey a recurring initiative.

d. Transfer \$55,287 maturing 10/5/2025 CIT Bank CD account ending in *8635

e. Transfer \$56,699.15 maturing 7/31/2025 CIT Bank CD account ending in *1227

f. Transfer \$55,548.84 maturing 5/01/2025 CIT Bank CD account ending in *3101

g. Board approved Inframark bid for 7 bulletin boards and installation

The Board approved the Inframark for installation of bulletin boards at all mailbox locations for \$1127.15 + tax and shipping.

h. Board approved proposal for playground shade replacement

The Board approved a proposal to replace the playground shade structure that was damaged for \$14,541.75 from TF Harper.

4. Committee Reports

a. Architectural Committee Report

Paula Nahernak reported on behalf of the ACC. Review turnaround times have improved significantly. The architectural request submission process was reviewed.

b. Pool Committee

No pool committee report

c. Parks Committee

No parks committee report

d. Social Committee

Sandy Meschner summarized 2025 community events and outlined preliminary plans for 2026, noting volunteer availability as a limiting factor.

e. Welcoming Committee

Paula Nahernak reported that the Welcome Committee established a process for receiving new homeowner lists and delivering welcome gifts. A \$50 gift threshold was noted, with delivery procedures clarified.

f. Website Committee

David Barber and Shanker Tangirala presented an update on website goals, including document consolidation, modernization, and evaluation of alternative platforms. These items are targeted primarily for 2026.

5. Unfinished Business

a. Updated Xeriscaping Guidelines

Joe Borgo provided an overview of existing xeriscaping guidelines and ongoing discussions regarding potential revisions, including whether professional landscape plans should be required. No action was taken; the discussion remains ongoing.

b. Consideration of Landscape Contract Bids

Paula Nahernak gave an overview landscaping and tree service bids from multiple vendors. The Board discussed contract scope, seasonal services, and tree maintenance needs. Joe Borgo motioned to approve the landscape bed replacements and tree trimming from Hess, the second motion was given by Milana Noueilaty, the vote was called and passed unanimously. The Board also agreed to continue with Hess as the landscaping provider.

c. Monument at Parmer and Metric

Emma Talley raised concerns regarding the condition of the monument sign at Parmer and Metric. Paula Nahernak will identify the responsible party and issue a maintenance notice.

6. New Business

a. 2026 Budget

Milana Noueilaty reviewed the proposed budget and motioned to approve as presented, Emma Talley provide the 2nd motion, the vote was called and passed unanimously.

b. Review of Fall 2025 Community Input Survey Results

Emma Talley summarized survey findings, highlighting strong feedback related to pool maintenance, playground improvements, shade at the baby pool, and short-term rental concerns. Results will be shared with the membership.

c. Consideration of Pool Resurfacing and Contract Bids

Milana Noueilaty presented pool resurfacing and maintenance bids. The Board selected ASP based on experience, maintenance standards, and curing procedures. Joe Borgo motioned to approve the ASP pool maintenance contract and resurfacing contracts, Milana Noueilaty provided the 2nd motion, the vote was called and passed unanimously.

d. Consideration of 2026 Legislative Policy Updates Bid

Paula Nahernak reviewed attorney recommendations related to front-yard fencing and multiple dwellings per lot. The Board agreed to have the attorney draft the policies for approval at the next Board Meeting.

e. Consideration of Pool Umbrella Replacement Bid

No action taken at this time for further bid research. Emma Talley motioned to approve the baby pool sail shade bid, Shaker Tangirala provided the 2nd motion, the vote was called and passed unanimously.

f. Consideration of Pool Storage Box Replacement

The Board reviewed options for pool equipment storage, approximately \$179, Shaker Tangirala motioned to approve, David Barber provided the 2nd motion, the vote was called and passed unanimously.

g. Consideration of DVR & Battery Bids

No action taken at this time for further bid clarification.

h. Consideration of Camera and Monitoring Bids

No action taken at this time for further bid clarification.

7. Adjournment

With nothing further, Emma Talley adjourned the meeting at 9:42 PM.

