

London Towne Homeowners Association  
2024 Annual Meeting  
August 29, 2024

The London Towne annual meeting was held on August 29, 2024 at Church Unlimited at 7451 Bay Area Dr. The meeting was called to order at 6:10 pm by Crista Walton, bookkeeper. Present at the meeting were Fred and Bart Braselton, Crista Walton, and 57 owners. It was noted that to have a quorum, 127 owners or proxies were required. There were 7 proxies and 15 of the owners present were not eligible to vote as they had outstanding balances due. It was noted that although there was not a quorum, items could still be discussed.

The first item of discussion was the financials. The bank balance was discussed and the information on the 105 owners that have outstanding balances. It was noted that the Budget figures are guesses based on the expenses from the prior year. They are not actual expenses, but are planned costs. The P & L shows the amount of actual income and expenses to date.

During questions, a homeowner stood up and began asking questions about all items of the budget.

Some of the items discussed were:

Resale certificates are in and out and paid by the people buying or selling houses and not the association.

The City now owns the park, so the association will no longer have expenses except for the ant control and mosquito spraying that homeowners keep requesting.

Discussion on the lawn service and fee that evolved into several items- request for lawn service days to be posted, exact area and items in the contract, bids from other companies, who is responsible for drainage ditches, etc.

NOTE: A map of the common areas will be added to the website. The HOA is looking for bids from other companies. The ditches and paths along CR 33 are City property.

At this point, the meeting agenda was discarded as the owner kept standing with more questions and complaints. The request was made to allow other owners to speak and the owner politely let others speak in between.

Major discussions on the sidewalk to the school. To add a path to the school it requires going from the subdivision, crossing City property, up to and across school property. That requires all agree. Several items were discussed such as going to City Council meetings, School Board meetings, and TEA meetings. It was noted it is better to go as a large group.

It was brought up to look TEA grant that school isn't trying to get that could help with sidewalk or crossing guard. Most items discussed were things that owners need to do. Bart Braselton offered to help the residents get their message to the City and School Boards.

Request to see if the insurance will be as high now that the park belongs to the City. NOTE: The insurance agent stated that the liability insurance is based on the number of homes in the subdivision. It will continue to increase as new homes are built.

Comment about speeding vehicles. A Speed Hump survey was done last year and only London Towne Blvd from Excelsior to Thames Chase qualifies. The city suggested waiting until more homes were built. Must wait at least a year for another study.

Information requested about accessing the back of some Excelsior Blvd homes that abut the drainage ditch/utility easement that is City property. There is a possible way to access that area where London Towne Blvd meets Excelsior (between 2693 and 2705 Excelsior).

Discussed information and requests from owners and committees:

Bus stop safety-please watch for children walking in front of cars. If possible park elsewhere and walk.

Crushed granite sidewalk at Excelsior to Lady Claudia

Hurricane Assistance committee- can put on website if someone wants to have their information listed

Discussed trash cans behind front of home, basketball goals, mowing yards-main owner complaints

After the meeting, several owners wanted to see about allowing the basketball goals in view. However, there are also numerous owners complaining about them in sight.

Owners get information not renters. It is the owner's responsibility to make sure tenants follow rules.

Fall festival, contests, yard signs suggested by the Social Committee. These items have been approved by the Board.

Need location where can put the Free Community Library box in common area?

The meeting was adjourned at 8:00 p.m.

London Towne website – [www.londontownehoa.org](http://www.londontownehoa.org)

Owner's London Towne Facebook page- <https://londontownecctx.com>

City Park official- Tyler Florence – [TylerF2@cctexas.com](mailto:TylerF2@cctexas.com) email