

Outpost Estates Civic Club Minutes

February 10, 2026

Attendees: On sign-in sheet

Welcome to Event-Call to Order

- Hilda read the statements which explained the purpose of our Civic Club and reminded us of the proper way to conduct ourselves at the meeting.

Board Meeting – January 27, 2026

- The minutes were approved via email on February 2, 2026.

Financial Statement and Membership Report

- Financial statements were passed out and reviewed at the meeting.
- We had 22 members for 2026 as of the beginning of this meeting.

Entry Sign Update

- So far, we have received \$3000.00 in donations from our community. Colleen is still collecting donations for the signs if you would like to contribute.
- A high school class in Alief ISD was going to make the frame and the signs for us, however, their plasma cutter is now broken and will not be fixed any time soon. They are still going to make the metal frames for the signs at a total cost that falls between \$500 and \$600 plus a donation to the school.
- If anyone knows of a company that has a plasma cutter, please contact Hilda.

Budget for 2026

- The board has heard the community's request for a budget, and Colleen, our treasurer, is working on one that will not only cover lawyer fees, but also it will include costs of our yearly events.

New Business – 2026 Meeting Dates

- Tentative 2026 meeting dates for our community OE meetings are: **April 7, June 9, Sept. 8, and November 10.** A motion was made by Judy and seconded by John to approve these dates. The motion passed unanimously. **Most** of these dates are on the **second Tuesday of the month.**

New Business – 2026 Community Events

- Chili Cook-Off – **March 28**
- Picnic – **May 16**
- Halloween Hayride (possibly combined with a block party) – **October 24**
- Christmas Crawl – **December 5**
- Looking at dates to celebrate **“National Night Out”** at a cooler time of the year.
- A motion was made by Judy and seconded by Dean to approve these events and dates. The motion passed unanimously.

Community Participation

- John suggested that we have an Ag Agent meet with us, but not as part of an official OE meeting. Ag Agents can tell us about taking care of our trees, lawns, and so many more topics that would benefit our neighborhood. His suggestion was met with approval.
- If you think you see anything suspicious in the neighborhood, you should call 311. You can also contact Hilda.
- Loud noises from the businesses on Clay Rd. or from anywhere can be reported to the police at our Northwest Substation. They have a DRT team that goes to the place making the noise and tells them to lower the noise level. If they do not comply, more steps are taken.
- It was asked if it was alright to record the lawyer's presentation. The answer was “Yes.”

Legal Review and Recommendations – Governing Documents

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Call for meeting to adjourn

- A motion was made by John and seconded by Bobo to adjourn. Meeting adjourned at 7:36 p.m.

**Respectfully Submitted,
Joan Luker, Secretary**

Outpost Estates Civic Club Attorney Meeting Summary

I. Opening Remarks from Attorney

- The attorney reviewed the general governing documents, understood the structure of the community and the need to update the documents to ensure legal compliance.
- Homeowners are governed by state law, and OE's governing documents must reflect current Texas law. The current documents do not reflect recent legal changes and have not been properly maintained and updated.
- Certain policies must be filed with the Harris County Clerk. The OE bylaws have not been filed.
- Under Chapter 202 of the Texas Property Code, policies must be formally adopted and filed to be enforceable. Examples discussed included generators, xeriscaping, and solar panels.
- The attorney stated his role is to assist OE in bringing the governing documents up to date.

II. Amendments to Governing Documents

- Amendments may be approved by signatures rather than a formal vote at a meeting and can be acquired over time as determined by the Board.
- Approval requires a majority (51%) of homeowners.
- Voting is one vote per lot (if a homeowner owns two lots, they have two votes).
- A clear provision should be added for future updates, allowing the Board to update documents as required by changes in state law.
- Signatures may be collected over time and filed with the county by section once voting is completed. The Board can determine the logistics.

III. Mandatory Dues Discussion

- The attorney noted that if mandatory dues have never existed, it can be difficult to begin enforcing due to the historical precedent.

IV. HOA vs. Civic Club

- Discussion referenced Chapters 202, 204, 209 of the Texas Property Code and Chapter 22 (Nonprofit Corporations).

- Civic clubs typically do not have mandatory dues and operate through voluntary neighborhood support.
- For OE, applicable statutes include Chapters 202, 204, and Chapter 22.

V. Covenants and Membership

- Membership of the Civic Club is not mandatory, however covenants apply to all property owners.
- Restrictive covenants run with the land.
- Homeowners are contractually bound by the covenants attached to their property.

VI. Board Authority & Rules vs. Covenants

- Policy details should be placed in Rules and Regulations rather than in the restrictive covenants.
- The Board already has authority to adjust Rules and Regulations.
- Core property-use standards should remain in the covenants; operational details belong in policy documents.

VII. Document Structure

- The restrictive covenants are spread across multiple documents and need consolidation.
- A clean, organized draft should be created for review, possibly beginning with the proposed changes to Section 13.

VIII. Combining the Three Sections

- Combining all three sections is not recommended.
- The process is complex and may exceed the current budget to attempt to combine sections
- Amending covenants and documents and filing by section is more practical.

IX. Budget & Legal Costs

- The last update to the Deed Restrictions occurred in 2004.
- The Board has discussed budgeting for legal costs.
- The attorney can provide a tiered estimate of projected legal costs.
- A majority of funds may need to be allocated toward enforcement of violations.

X. Community Communication & Transparency

- Multiple meetings should be held to explain proposed changes.
- Consider website postings and notices of all meetings
- The Civic Club is responsible for notifying the community, but not responsible for ensuring attendance.