

Abbey Glen Annual Membership Meeting

Lubbock-Cooper Administration Building | April 7, 2026

Call to Order: The meeting was called to order at 6:33 p.m.

Thomas introduced himself and opened the floor for residents' questions.

Resident Questions and Discussion

- **Park status:** In response to a question about the park, Thomas stated that work is ongoing.
- **Park completion timeline:** Thomas stated that work will continue until the park is completed.
- **Fence near 110th Street and Atlanta Avenue:** Thomas explained that the homes in that area are not yet complete, which is why a fence has not been installed.
- **Fence behind Albany:** Thomas explained that a fence will be installed behind Albany as a continuation of the fence along Atlanta Avenue from the 114th Street entrance. The new fence will be similar, but not identical, to the existing fence on Atlanta Avenue. A start date for installation has not been determined.
- **Fence behind Abbeville separating residential and commercial lots:** A resident asked whether and when a fence would be installed along the east perimeter of Abbeville. Thomas indicated that, under City ordinance, the commercial property owner would be responsible for installing the fence.
- **Annual dues and landscaping needs:** When asked whether dues might increase to address dead trees and other landscaping issues, Thomas stated that he does not anticipate an increase in annual dues.
- **Open end caps on 111th Street:** Thomas stated that these areas should be xeriscaped and will be the HOA's responsibility.
- **Future widening of Chicago Avenue:** Thomas stated that the east half of Chicago Avenue has not yet been dedicated to the HOA. It will be dedicated with the HOA's final phase, which also includes the drainage ditch.
- **Sale of lots in the next phase:** Thomas did not have a timeline for when the next phase of lots would be sold.
- **Trash and maintenance of end caps and alleys:** Thomas stated that the HOA sends violation notices and assesses fines when necessary. He noted that

enforcement does not proceed as quickly as residents may prefer because of legal limitations.

- **Weeds in HOA-maintained areas:** In response to concerns about weeds along the street and behind Gardens at Abbey Glen, Thomas stated that he would address the issue.
- **Traffic signal at 111th Street and Slide Road:** Thomas stated that he was unsure what the City would do because 111th Street does not continue through the other side of Slide Road. Requests for a traffic signal must be submitted to the City.
- **Converting Abbey Glen into a gated community:** Thomas stated that conversion may be possible, but it would require the HOA to assume the cost of maintaining the streets rather than having the City maintain them.
- **Approval requirements for storage sheds:** Residents asked whether a standard shed design could be approved for community-wide use rather than storage sheds being denied individually. Thomas and Brenda agreed to investigate potential solutions; no determination was made.
- **Betenbough advertising sign:** The concern was noted, and the applicable restrictions will be reviewed to determine whether the sign is permitted.

Residents also discussed the need for additional maintenance at the 114th Street entrance. Parking on 111th Street caused by overflow from the commercial strip was raised as a traffic-safety concern.

Financial Report and Board Transition

Brenda presented the financial portion of the meeting. The balance sheet, prepared on an accrual basis, reflected more than \$24,000 in outstanding HOA balances. She then presented the statement of revenues and expenditures on a cash basis and reviewed the proposed 2026 budget, noting that fees would remain unchanged. Brenda also explained the process for transitioning to a resident-controlled board.

Adjournment: With no further questions, the meeting was adjourned at 8:40 p.m.