**Executive Board Meeting**

6/17/25 5:30pm

Member’s Present

Kelly Baudat – President

Crystal Dietert – Vice President (via phone call)

Larry Hope – Second Vice President

LaRae Nelson – Treasurer

Alyson Cupp – Secretary

Meeting Minutes:

The discussion topic of this meeting is whether the board would agree to put banners along the fence that was purchased and is maintained by the members of the HOA. Our deed restrictions currently do not cover terms regarding placing signage in our yards or placing signage on our fence. It was agreed that this is one of the items that needs amended in our deed restrictions which is what our board has been working on.

Discussion points were the following:

* Placing signage on our neighborhood fence looks very tacky and most HOA restrictions do not allow for signage to be placed at our entrances because it detracts from the beauty of the neighborhood. It was also mentioned that Ranches of Clear Creek who have members involved in stopping the Texas Land Theme Park do NOT have signs on their fence.
* Setting a precedent by placing signage on the fence is not a good idea and this will not be something the board thinks should be done in the future. If someone wants to place a sign on the fence in the future prior to getting the deed restrictions amended, the board will not agree to this being a pattern.
* Who should pay for the signage? The board agreed that our HOA funds should not be used for signage.
* At least 3 people are currently selling homes in the neighborhood, and it is not a good look if you are the one selling your home.
* What is the expectation of putting up signage on our fence? Currently there are signs placed all along 1887 and 3346 as well as there are large banners farther down near Ranches of Clear Creek in individual homeowner’s yards. Is placing a banner a good tactic to stop the developers who have already purchased the land and will be developing the land as they see fit. Groups (i.e. Citizens in Defense of Waller County) have already been formed and are organizing rallies and are attending meetings to voice opinions. If members of our neighborhood would like to be involved, those groups already exist and perhaps they would choose to join those groups that are already in place to see what more can be done.
* How long do we leave the signage up? It being agreed that this is not a good look, what time frame should be allocated? This will need further discussion, but 3 months or until the end of year was discussed. If the banners are damaged by wind or other factors, who will manage these items? Will new signs be purchased by donations?
* There are HOA members who would like to place banners at or near the front of our neighborhood. Discussion on how this could be done without using our neighborhood fence. It was mentioned that one neighbor who lives on 1887 is currently purchasing a banner to place on their personal fence. Clearly this would be their option. This being the case, would it be best to agree to placing signage at either end of the fence as a way to place the signage out in a way that allows for the least amount of disruption to our beautiful neighborhood.
* This is an unprecedented time with the theme park directly affecting all citizens of Waller County and our neighborhood. The Theme Park details have not been discussed, and we do not have details as to all it involves. With that being said, it is hard to know how to influence the direction of this developer who has not shared information with our neighborhood and many of the citizens of Waller County.

With the above information discussed the board voted on the following two options:

**Option one:** No signage allowed on the neighborhood fence. Have those members that are passionate about having the banners reach out to the homeowners that live on 1887 to see if they will allow banners to be placed in their yards.

**Option two:** Making an exception to our future NO Signage policy and allowing a one-time use of our fence to place banners in a way that least distracts from the neighborhood but allowing for signage that will allow for our HOA members to voice their opposition to a theme park that all members are currently against.

**Option two was chosen unanimously by all members of the board.**

The secretary will place the minutes of this Executive Meeting onto our website to communicate with the members of the HOA. Our Vice-President will coordinate with the members willing to donate signage to be placed on our fence. The board will physically hang the signage when the banners are received by Vice President Crystal Dietert.

Meeting adjourned.