

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MINUTES
January 9th, 2026

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on January 9th, 2026, at 3:30 p.m. in accordance with the Covenants and Restrictions of the Association.

Board members present at the meeting were Roy Davis, Christine Watters, and Tom Winkelman.

Also present: Hannah Holstein, Carol Cashion, and Wayne Cashion.

Tom called the meeting to order at 3:36 pm.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes from the last meeting held December 12th, 2025, be approved as written.

The Financial Statements were presented, and an approval motion was made by Tom Winkelman and seconded by Roy Davis. Checks for Accounts Payable were approved and signed.

Old Business:

- None

New Business:

- a. None

ACC Reported on:

- a) Toney, Jim, 6125 W Hell's Gate Drive, 090106, Pool, (Approved)
- b) Coker, James Bradley, 7060 W Hell's Gate Drive, 100146R, Pool, (Approved)
- c) Neal, Eric & Lisa, 8061 Hell's Gate Loop, 010170-72, Garage, (Pending)

Open Forum:

A member asked whether records are being maintained for ACC approvals that are subject to the one-year completion requirement, so homeowners are aware when an extension request is needed. She requested that this item be included under Old Business to receive an update. The Board confirmed that all ACC approvals are tracked in the office using a spreadsheet and reviewed on a regular basis. If an approval is nearing expiration or an issue is identified, Administration contacts the property owner to advise that an extension application is required.

A member also raised questions regarding an active construction project within the community, specifically related to the electrical, water, sewer, and fencing. The member stressed that the owner needs to be made aware that a new application is required should a fence be installed. The Board clarified that water and sewer matters fall under the jurisdiction of the MUD. Electrical and propane services are not regulated by the POA; however, fences do require a permit. The Board explained that if or when the property owner decides to install a fence, the property owner must contact the POA to apply for the required permit.

A member also raised concerns regarding trees located on the reserve. The Board explained that property owners may remove trees located on their own property at their discretion and noted that the Board is not aware of any trees being removed on the reserve.

The date for the next meeting was scheduled for Friday, February 13th, 2026, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 4:01 p.m.

Roy Davis, Secretary