

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
December 13th, 2024

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on December 13th, 2024, at 3:30 p.m. in accordance with the Covenants and Restrictions of the Association.

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

Also present: Hannah Holstein, Merit Holstein, Wayne Cashion, Carol Cashion, Larry Murphy, Vinnie Yakubanski, John Truesdell, Luke Lea, and Karla Cooper.

Tom Winkelman called the meeting to order at 3:35 pm.

A motion was made by Roy Davis and seconded by Tom Winkelman that the minutes from the last meeting held November 8th, 2024, 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:

- a. None

New Business:

- a. Roy Davis made a motion to approve the Restated DCCR's. Tom Winkelman seconded the motion.

ACC Reported on:

- a) Toney, James, 6125 W. Hell's Gate Dr., 090106, New Construction, (Approved)
- b) Bird, Richard/Willis, Donna, 5049 Hell's Gate Loop, 040106, Pool, (Pending)

Open Forum:

1. Vinnie Yakubanski questioned what material is being used in the new construction at 6125 W. Hell's Gate Drive.
2. Carol Cashion inquired about a financial audit and questioned the resolution of this matter. The board clarified that they do not plan to hire to have an audit done at this time due to the significant expense.
3. Carol Cashion expressed her displeasure of the term "restated" for New Business Item A, suggesting that the word "summarized" would be more appropriate. She also recommended including the attorney's disclaimer on the website. Additionally, she requested that the original documents be posted with the stricken provisions and notations indicating those stricken by Texas State Law. The board stated that they are seeking clarification.
4. Carol Cashion questioned the residential estate use procedures in relation to the replat policy.

The date for the next meeting was scheduled for Friday, January 10th, 2025, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 3:55 p.m.

Roy Davis, Secretary