

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MINUTES
February 13th, 2026

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on February 13th, 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, Wayne Cashion, Bob McCormick, Larry Murphy, Rick Bird, John Truesdell, and James Smith.

Tom called the meeting to order at 3:46 p.m.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes from the last meeting held January 9th, be approved as written.

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

Old Business:

- None

New Business:

- a. Replat Policy Revisions – Discussion was deferred to the next meeting.
- b. An update was provided regarding the closure of the First Financial Bank account and the transfer of all funds to the Clearfork Bank account. The final check was signed, and the First Financial account will be closed once all funds have been fully transferred.
- c. The fourth quarter financial statements were reviewed.
- d. An update was provided regarding outstanding unpaid assessments.

ACC Reported on:

- a) Neal, Eric & Lisa, 8061 Hell's Gate Loop, 010170-72, Detached Garage, (Approved)
- b) Smart, DeWayne, 7097 Hells Gate Loop, 010150, Pool, (Approved)
- c) TMR Properties LLC, 7101 Hell's Gate Loop, 010151, Pool, (Pending)
- d) Tworek, Clint, 5025 Hell's Gate Loop, 040111R, Detached Garage, (Pending)
- e) Michel, Dan, 1012 Lakeview Point Drive, 030109R, Fence, (Pending)

Open Forum:

Replat policy revisions – Discussion was deferred to the next meeting.

A member inquired whether a property owner had applied for a permit for a fence. The Board noted that the property owner is aware that a permit is required.

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

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

Roy Davis, Secretary