

MANAGEMENT CERTIFICATE

of

LAKE GRANBURY HARBOR OWNER ASSOCIATION Inc., A NON-PROFIT CORPORATION.

This Management Certificate is filed pursuant to Texas Property Code §209.004 by Lake Granbury Harbor Owners Association, Inc., a Texas nonprofit corporation.

1. Subdivision / Development

The name of the subdivision subject to this Declaration is:

LGHOA / Lake Granbury Harbor Owners Association

Located in Hood County, Texas

2. Recording Data

The Declaration of Covenants, Conditions, and Restrictions (the "Declaration") for the subdivision is recorded as follows:

- Recording Reference: County Clerk's / Volume 258 & Page 174, Real Property Records of Hood County
- Date Filed: December 29, 1976
- County: Hood County, Texas

3. Name and Mailing Address of the Association

Lake Granbury Harbor Owners Association Mailing Address: 3631 Lake Granbury Trail
Granbury, TX 76048

Email: Lakegranburyharborlghoa@gmail.com

Phone: 817-573-6171

Website: <https://lghoatx.org>

4. Managing Entity

The Association is self-managed. The current officers and directors are:

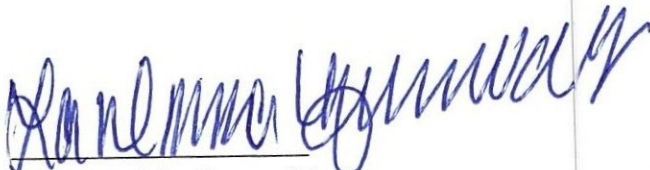
- President: Christopher Walton
- Vice President: Mark Crocker
- AMA Director: VACANT
- Secretary: Julie Norris
- Treasurer: Hope White
- Maintenance Director: Shane Huckabee
- Community Liaison: VACANT

All officers may be contacted through the Association's official mailing address listed above.

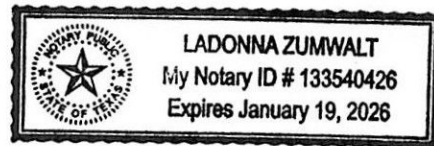
5. Governing Documents

Copies of the Declaration, Bylaws, and other dedicatory instruments may be obtained from the Association directly or from the Official Public Records of Hood, Texas.

EXECUTED on this 19 day of Sept, 2025 by the undersigned, duly authorized representatives of the Association.


Notary Public, State of Texas

My Commission Expires Jan 19, 2026



Christopher Walton, President
Lake Granbury Harbor Owners Association



Mark Crocker, Vice President
Lake Granbury Harbor Owners Association



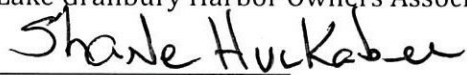
VACANT, AMA Director
Lake Granbury Harbor Owners Association

Julie Norris, Secretary
Lake Granbury Harbor Owners Association



Hope White, Treasurer
Lake Granbury Harbor Owners Association

Shane Huckabee, Maintenance Director
Lake Granbury Harbor Owners Association



VACANT, Community Liaison
Lake Granbury Harbor Owners Association

STATE OF TEXAS §
COUNTY OF **Hood** §

Before me, the undersigned authority, on this day personally appeared 
known to me to be the person whose name is subscribed above, and acknowledged that
he/she executed this instrument for the purposes therein expressed, in the capacity stated.

GIVEN under my hand and seal of office this 19 day of Sept, 2025

Sept 9th, 2025 LGHOA Board Meeting Chris Walton - President

7:02pm Meeting called to order by Chris Walton

BOARD CHANGES

ANNOUNCEMENT - All Current Board members have submitted their resignations - Donna Wasson-Boone- President (Sept 4, 2025), Catherine Wilson - Treasurer, Duane Kidman (Sept 9, 2025) - Secretary, Michael Cormier (Sept 9, 2025)- Maintenance Director. Chris Walton has all the letters of resignation.

Motion was made from the floor to remove all the former board members from the respective bank accounts.

Donna Wasson-Boone- President, Catherine Wilson - Treasurer, Duane Kidman - Secretary Must be removed as well as Kim Shelton, Hope White, and Siarah Bell must be removed from the other bank account.

Chris Walton was made President and Shane Huckabee will take the Maintenance Director Role, and Julie Norris will step into the Secretary role. All will also be on the upcoming ballot elections to be elected by the entire community in the fall.

Nominations were taken from the floor for ALL Board positions - President - Chris Walton, Vice President - Mark Crocker, Secretary - Julie Norris, Treasurer - Hope White (temporary), Maintenance Director - Shane Huckabee. AMA Director is currently an open position. The new board will get their management certificate filed with the County Clerk, ASAP.

Currently in the Account - \$21,401.92 in the account. We do not have access to the First Financial Bank account at this time. We would like to have the bank statements mailed to 3631 Lake Granbury Trail. They will be made available to the community to see as well in subsequent meetings or special appointments. Chris has pledged to be as transparent as possible and over communicative.

Thank you to the road crew who fixed some of the holes on Saturday. This was all done of their own accord.

Curb Appeal LLC - LGHOA has been paying them weekly for months. Have several offers from other people to pickup the mowing for much less. Many thousands of dollars have been paid to this company and has severely depleted our HOA Funds.

What about people who have been paying \$150 for their lots to get mowed. What happened to those lots. According to some owners there are issues in getting these lots mowed or refunded. This was supposed to be part of the "mowing contract" but doesn't seem to have been done. There are several people who may be able to get this mowing completed for the landowners who have paid for this service. **FOLLOWUP required.**

The Voting Committee is waiting on funds so that we can have an election as soon as possible.

Mark Crocker asked about Background Checks being performed on board members and shared information about how it is done in the government. More discussion later on whether a person

continues poor behavior or has been rehabilitated and exhibiting good behavior. Should be able to participate on Committees.

Can we have a newsletter again?? We would like to and will look into this.

We have retrieved some documents from the storage unit, but there are some items we cannot find, such as the Curb Appeal Contract that was awarded.

We have committees for Roads, Financial, By-Laws, Architectural Review, **Audit** and Family Events.

ALL property owners have a vote, whether they are in good standing or not.

ZOOM Participants

Shannon Tesson, on Zoom, **asked to be contacted about moving in a property.**

shannon.tesson@hotmail.com

James Ward, Caitlin L., Catherine Wilson, and Michael Cormier also on Zoom.

Amber Morrison and Lily Duffield on Zoom (changed from Zoom User to actual names)

County Commissioner Kevin Andrews arrived at meeting 7:30pm

ROADS

There was much discussion on the roads with several people stepping forward to help this board, now in place. John Morgan has a skid steer with attachments.

Brandon Sparks - We need to buy cold-patch asphalt. Looking to get Lowe's and Home Depot to help us out. Need to get a letterhead statement to take to the management of these stores. This material will only work on the asphalt roads, not the dirt roads, or badly crumbling roads.

We will need to determine which roads are in a condition where they can be repaired and which ones cannot.

Specific questions were raised about Tennessee Trail. It will have to be assessed and parts of it are in various conditions.

TRACTORS and MOWING EQUIPMENT

Shane Huckabee stated the current situation with the equipment at the maintenance shed. He was involved in some of the acquisitions of the equipment. He stated that they need new engines, which will be around \$900-\$1200 each

Need to check the oil and change the filters and such.

Are the loans on the tractor close to being paid off. We believe there is still \$25,000 owed on the tractor. Many agreed that we need to keep the tractors for LGHOA use and make sure people know how to use the tractor.

John Gordon, stepped up and offered tractors and zero-turns to help with mowing needs.

Chris Walton stated that NOTHING will be sold without the communities approval.

The monthly payments is \$900. Not sure if it can be refinanced or not.

COMMUNICATION

There are 3 Facebook pages, the only two we have access to are the LGHOA No Censoring (Admins- Mandi and Jason Sanders), LGHOA *Residents* - (Admin - Shane Huckabee) and the LGHOA Members and Residents (admins - Kevin Fair, Duane Kidman, Donna Wasson-Boone, Catherine Wilson, Michael Cormier)

FINANCIAL SITUATION

How long can we continue to operate with the monies on-hand. Hard to tell. There are some additional checks that have come in, but we need to get access to the second bank account, controlled by the previous board. All the passwords were changed on the bank accounts this morning. The one account the the March 8th replacement board had access to was frozen. We just need to talk with Raven at the bank to get this squared away.

OFFICE HOURS and ACCESS

Chris and others are spending a lot of time at the office trying to clean things up and get a handle on everything, stop by and see him. We are trying to get the LGHOA phones setup but they may need to be part of the criminal investigation that is ongoing as well.

PAYMENT of PAST DUES

Some people have not paid their dues due to all the turmoil, we will try to sort out who has paid and who has not. There will be NO LATE FEES assessed. We will try to get a sense of where this stands as soon as possible.

COMMUNITY EVENTS

We would like to reconvene the community events like we used to have. Katha Deel and Janice Schuyler volunteered for this committee.

RECOVERING MISAPPROPRIATED EQUIPMENT AND FUNDS

Kevin Fair is driving around in a new truck, with the HOA Trailer, and a new mower (allocated with "Landscaping" payments. Is there a way to recover any of this? We are working on this with the Constable-Scott London, along with Kevin Andrews who has been trying to help. They are trying to get the Texas Rangers to help us out as well.

A few people made arrangements to meet Chris at the office tomorrow.

STATUS OF RETURNED DOCUMENTS and MATERIALS

Laptops were recovered in the storage unit, but it was pointed out later in the meeting that the laptop given to Chris Walton is NOT the only laptop, there are at least tow other laptops.

We are missing the minutes from many meetings. We are trying to locate these documents. At this point we were told we do NOT have the HOA Computers. We do not know what files have been destroyed at this point. Donna stated in the board meeting on Aug. 27th that all the office documents and furniture were returned and in the office, they were not. When she turned over the keys and access cards to the Cabana, she walked out with binders of documents and receipts (said she was instructed by her lawyer). She stated that she would not cooperate with anyone in this community because of the way she has been treated.

We are missing cell phones, 4 game cameras, chainsaws, seedeaters, and lawnmower batteries. We need to get the returned phones to Constable Scott London to see if there is any additional evidence on those phones. Michael Cormier has an HOA Phone as well.

Other former board members may have additional minutes from other meetings.

The meeting was adjourned at 8:47pm.

**BOARD OF DIRECTORS RESOLUTION
OF
LAKE GRANBURY HARBOR OWNERS ASSOCIATION, INC.**

Date: September 4, 2025

Location: 3631 Lake Granbury Drive, Granbury, TX 76048

WHEREAS, the Lake Granbury Harbor Owners Association is a non-profit corporation duly organized and existing under the laws of the State of Texas; and

WHEREAS, the Board of Directors has been notified of the resignation of Donna Wasson-Boone from the position of President, effective immediately; and

WHEREAS, the Board of Directors has been notified of the resignation of Catherine Wilson from the position of Treasurer, effective immediately; and

WHEREAS, the Board of Directors has identified a qualified individual to fill the vacant position of President;

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

1. The Board of Directors of the Lake Granbury Harbor Owners Association hereby accepts the resignation of **Donna Wasson-Boone** from the position of President. The Board expresses its gratitude for her service and dedication to the association.

2. The Board of Directors of the Lake Granbury Harbor Owners Association hereby accepts the resignation of **Catherine Wilson** from the position of Treasurer. The Board expresses its gratitude for her service and dedication to the association.

3. The Board of Directors of the Lake Granbury Harbor Owners Association hereby appoints **Christopher Walton** to the position of President, Pro Tem, effective immediately. Mr. Walton shall hold this office until the next Presidential election or until a successor is duly elected or appointed.

This resolution is adopted by the affirmative vote of the remaining directors present at a meeting held on this date.

DIRECTORS:

RESIGNED
President

RESIGNED
Treasurer

VACANT
AMA Director

VACANT
Vice President

VACANT
Community Liaison


Michael Cormier, Director of Maintenance

Circle this L.S. as there is no corporate seal.



CERTIFICATE OF SECRETARY

The Secretary of the Corporation hereby certifies that he/she is the Secretary of Lake Granbury Harbor Owners Association and certifies that the above is a true and correct record of the resolution that was adopted by the Directors of the Corporation on the above inscribed date.


Secretary

September 04, 2025
Date

DONNA WASSON-BOONE
6306 IDAHO TRAIL
GRANBURY, TX 76048

Subject: Resignation from LGHOA Board of Directors

Dear Board Members,

Please accept this letter as my formal resignation from the LGHOA Board of Directors, effective immediately.

I am grateful for the opportunity to have served alongside each of you and to contribute to the betterment of our community. However, I have made the difficult decision to step down due to the emotional distress caused by ongoing persecution, slander, and bullying by certain members of the community. The stalking and harassment I have experienced over the past ten months, despite my best intentions and the significant amount of time and effort I have dedicated, have made it untenable for me to continue in this role.

I remain proud of the work we have accomplished and wish the Board continued success in supporting and improving our neighborhood.

Sincerely,

D. W.-Boone

Donna Wasson-Boone

Catherine C Wilson

3811 Wisconsin Ct
Granbury, TX 76048
09/03/2025

Board of Directors
LGHOA

Re: Resignation from LGHOA Board

Dear Members of the Board,

Please accept this letter as my formal resignation from the LGHOA Board of Directors, effective immediately.

I am grateful for the opportunity to have served alongside you and to contribute to the community. However, due to personal circumstances, I must step down at this time.

I wish the Board continued success in its efforts to support and improve our neighborhood.

Sincerely,
Catherine C Wilson

Michael Cormier
6316 New Mexico Trl
Granbury, Tx 76048

September 9, 2025

To Lake Granbury Harbor HOA Board,

I am writing to formally announce my resignation as maintenance director of Lake Granbury Harbor, effective today, September 9, 2025.

I want it known that the reason for my resignation is due to the harassment of my family & myself.

A handwritten signature in black ink, appearing to read 'Michael Cormier', written over a horizontal line.

Michael Cormier

September 9, 2025

Lake Granbury Harbor Owners Association
3631 Lake Granbury Dr.
Granbury, TX. 76048

Subject: Resignation Letter

To the Board of Directors and Members,

It is with a heavy heart and great reluctance that I submit my resignation as Secretary of the Board of Directors, effective immediately. Having been elected to this position in the 2023 election for a two-year term, I have served only one year of my tenure. However, due to circumstances beyond my control, I have been asked to step down by the newly appointed Board President, Christopher Walton, following pressure from a small fraction of the community—less than 1.5% of its members.

The past year has seen significant changes within our Board, marked by lawsuits and resignations. My resignation leaves the Board without any remaining members. Despite my earnest efforts to serve with integrity and dedication, and my attempts to convey my good intentions toward the community, I find myself compelled to step aside.

I take solace in knowing that the last two remaining Board members, including myself, took decisive action to maintain continuity by signing a resolution accepting the resignations of the former President and Treasurer, and appointing Christopher Walton as President. I sincerely hope this transition paves the way for renewed leadership and progress.

I pray for the well-being of our community and all its members. I wish the incoming leadership strength and wisdom as they guide Lake Granbury Harbor forward.

Sincerely,

A handwritten signature in black ink, appearing to be 'DK' followed by a horizontal line.

Duane Kidman,
Former Secretary, Board of Director
Lake Granbury Harbor Owners Association