**Lake Granbury Harbor Owners Association**
**Board of Directors Meeting Minutes**
**Date:** October 4, 2025
**Time:** 9:00 AM
**Location:** Community Clubhouse/Cabana

**1. Call to Order**

The meeting was called to order at 9:00 AM by Christopher Walton (President). A quorum was confirmed.

**2. Attendance**

**Present:** Christopher Walton (President), Shane Huckabee (Maintenance Director), Hope White (Treasurer/Secretary)
**Absent:** Vacant Positions- VP, AMA,
**Guests:** Community members in attendance (sign-in sheet on file).

**3. Approval of Previous Meeting Minutes**

Motion made by Christopher Walton, seconded by Hope White, to approve the minutes from the September 2025 meeting. Motion carried unanimously.

**4. Shop Inventory and Financial Updates**

The Board conducted a walkthrough of the shop to assess inventory and equipment repair needs. The resignations of Mark Crocker and Julie Norris were accepted by unanimous vote.

The Board reviewed financial updates noting a significant increase in bank account funds. Plans were made to post upcoming event information on the official Facebook page and open the floor for community questions.

**Motion:** To accept the financial report as presented and resignation of Mark Crocker and Julie Norris.
**Motion by:** Hope White | **Second:** Christopher Walton | **Vote:** Approved unanimously.

**5. Financial Challenges and Election Planning**

The Board discussed cost-saving measures, including negotiating lower rates for pool cleaning services and exploring compliant alternatives to mail-in voting for bylaw changes, per Texas Property Code §209.00592.

Nomination forms are due on October 6, 2025. The Board confirmed the process for secure collection and review.

**Action Item:** The election committee will coordinate ballot logistics with legal counsel to ensure compliance with Texas HOA election law.

Hope and Don White expressed regret for prior disputes and reaffirmed their commitment to positive community involvement.

**6. HOA Settlement and Property Transfer Discussion**

The Board reviewed a proposed settlement related to past HOA actions impacting Hope and Don White. The proposal includes transferring an HOA-owned property valued at $5,000 as partial restitution and dismissing a pending retaliatory lawsuit.

**Action Item:** The Board agreed to seek written legal counsel and member approval before executing any transfer to ensure compliance with fiduciary duties and fair dealing requirements.

Concerns were raised regarding potential flood risk of the property. The Board will evaluate alternative lots and confirm floodplain disclosures per Texas Water Code §16.3141.

**7. Flood Insurance and Financial Transparency**

Discussion included flood insurance requirements and elevation standards for flood zone properties. The Board emphasized financial transparency and invited residents with questions or missing payment concerns to submit documentation for review.

**Action Item:** Conduct internal financial audit and retain independent auditor to verify all records.

**8. HOA Management and Accountability**

The Board addressed prior management issues including possible overbilling and poor communication. An example of a $2,100 curb appeal charge was reviewed for accuracy.

Christopher Walton emphasized a transparent governance approach, prioritizing community involvement in decision-making.

**9. Neighborhood Cleanup and Safety**

The Board discussed ongoing trash and dumping concerns. The Sheriff’s Department has increased patrols. Volunteers will coordinate to remove brush piles and debris, including a hole and bridge cleanup project led by John Phillips using his backhoe.

**Action Item:** Schedule weekend cleanup event and post volunteer sign-up.

**10. Fall Festival Hayride Jamboree**

Plans were finalized for the Fall Festival to be held on Halloween night, themed as a family-friendly **Hayride Jamboree**. Activities will include a trunk-or-treat, cake walk, and children’s games.

**Action Item:** Event committee to finalize donations, permits, and promotion on social media.

**11. Community Budget and Upcoming Planning**

The Board discussed creating a community budget and donation form for future events. A budget meeting will be held next weekend to present full details to the community.

Discussion included easement maintenance responsibilities and parking concerns.

**Action Item:** Treasurer to prepare detailed budget presentation for October 11, 2025.

**12. Road Repair and Maintenance**

David Franks recommended milling damaged road sections and adding a lime mixture to strengthen the surface. The Board agreed to pilot this method on Texas Drive using volunteer labor and donated equipment.

**13. Community Updates**

Voting dates and bylaw change information will be posted on the HOA website. Refund for pool rental requested by Zoom was confirmed as not charged.

**14. Adjournment**

There being no further business, the meeting was adjourned at 10:49 AM.

**Certification of Minutes**
These minutes were reviewed and approved by the Board of Directors on 10/13/2025.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
Christopher Walton, President
Lake Granbury Harbor Owners Association