**Lake Granbury Harbor OA – Board Meeting**

**February 1, 2025, 7:10 PM Meeting Called to Order by the President**

**Board Members present:**

\_\_x\_ Kevin Fair, President

\_\_x­­\_ Donna Wasson-Boone, Vice President

\_\_\_\_ Chad Field, AMA Director

\_\_x\_ Michael Cormier, Maintenance Director

\_\_x\_ Duane Kidman, Secretary

\_\_x\_ Kim Shelton, Treasurer

\_\_x\_ Catherine Wilson, Community Liaison Officer

Ratify Board vote:

Vote breakdown is available through the Election Committee

The following positions were on the ballot:

President

Secretary

Treasurer

Community Liason

Dissolve the HOA – 74 votes cast, does not meet the minimum number of vote

Overturn the 4-lot maximum 115 yes/36 no – now each lot requires dues

President proposed to affirm the election results

Donna firsts

Mike seconds

Unanimously voted to approve by the Board

President moves to vote to reaffirm the appointments from the last term

Michael Cormier – Maintenance Director

Donna Wasson – Vice President

Chad Field – AMA Director

Donna firsts

Michael seconds

Unanimously voted to approve by the Board

Proposed changes:

Rather than

Members meeting to a tri-annually

Last Tuesday of February, alternate on first Tuesday of March

Last Tuesday of June, alternate on first Tuesday of July

Last Tuesday of October, alternate on first Tuesday of November

Kevin first

Donna seconds

Unanimous vote in favor by the Board

Member Vote: 6 favor, 1 opposed

Meetings in the future will have attendance options: Zoom, Facetime, and in-person

Election Committee

November 15 – if election committee not formed, then the Board will set the nominations

Last Tuesday of November – ballots to be sent by email

Last Tuesday of December -

Quarterly financial reports –

February 15th – all budget submissions must be submitted

Last Tuesday of February –budget to be reviewed and approved by the Board.

Budgeted items have no spending limit approvals necessary

Donna proposed

Kevin first

Kim Second

Unanimously voted to approve

Purchase of items over $1500, outside the budget, require full Board approval

Donna proposed

Mike second

Unanimously voted to approved

Anything above $10,000 requires a member vote

Donna proposed

Members discussion agreed is adequate

Unanimously voted to approve

Accepting community input regarding property restrictions while updating Bylaws

A committee will be formed to update the Bylaws

No longer using the Newspaper to place request for bids, per current bylaws.

Proposed: place request for bids, 10-day open bid, minimum of 3-postings to include: digital posting, LGHOA website, and LGHOA signage.

Donna proposed

Catherine second

Unanimously voted and approved

HOA-Star: need a new address system from 911, and updated with the County, USPS, etc.

Notified by USPS that they cannot deliver due to road conditions.

The fix will be communal mailboxes at the end of each road.

Invite Amazon to install a box delivery system.

The USPS communal mailboxes will be purchased by the HOA. Cost is $1200/16 mailboxes

Amazon installs their own.

Proposed: do the members want the HOA Board to pursue the communal mailboxes

Member vote: 5 in favor, 1 opposed

Entry Signage:

Signs are too small

New signage was approved in the past. Many materials donated, rebar and concrete and misc. items would need to be purchased. The sign will be much larger and lighted.

Member

Gates

We need to gate this community for security and control violations. The system will have phone app and stickers with a chip.

Canyon Creek has already established this system.

Hood County only accepts 2-miles a year. The County will not adopt any roads that are not up to County standards.

LGHOA can block-off roads that are not part of the LGHOA community.

Gates would allow Emergency opening with a squaker.

Proposed:

* Budgeting for gates to be approved, expected to be between $20k-$30k
* Approval for new signage, estimated cost of $2000
* Approval to block-off the non-HOA roads, with notice to those affected, estimated cost of $1500

Member Vote: 79 approved (includes proxies), 1 opposed

Proposed:

Board Members that served between November 2021 to November 2023, cannot sit on the LGHOA Board pending a financial audit.

Member Vote: 13 approved, 0 against

Proposal:

Can we proceed to remove existing individual trash services, and have the HOA provide trash service, with an expected initial cost of $35,000

Discussion:

As of May 2024, trash pickup at $35/month, additional $6/month for bulk (includes recyclables). Dump site was Glen Rose. The HOA would purchase a 3/4 ton truck and trailer. Any profits would be contributed toward a road fund.

There would be a transition phase, allowing existing services to be cancelled.

Member Vote: 77 approved, 1 against

No longer using 1099’s, all future work will be performed under contract.

Kevin Fair announced that he is resigning from the Board as President.

There were two nominations by Catherine and Michael for Donna Wasson-Boone.

Duane second.

Vote was unanimous by the Board for Donna as President.

Kevin will provide a 30-day transition period.

Chad has submitted his resignation, but will continue to be a Board Member until his replacement is placed.

Proposed

10% Annual Increase from $48 to $52.80/lot.

Unanimously approved by the Board

Renters Rights and Regulations

**The Board Meeting was ended at 9:47 PM**

**End of Community comments.**