ZOOM Generated Meeting summary 9/9/2025

(checked and corrected for accuracy)

Quick recap

The meeting began with technical setup and introductions, followed by discussions about financial matters and the appointment of interim board members to replace those who had resigned. The group addressed various operational challenges including road maintenance, equipment issues, and financial concerns, with specific focus on establishing new committees to improve transparency and decision-making processes. The conversation ended with discussions about community management structure, including the election of new officers and the need for volunteers, along with plans to address missing documents and equipment inventory.

Next steps

- Chris: Go to First Financial Bank to get access to the frozen account.
- Chris: Cancel the contract with Curb Appeal.
- Chris: Address the issue of residents who paid for services from curb appeal but didn't receive them.
- Chris: Send out nomination forms for board positions within the next week.
- Chris: Establish a financial committee to review spending requests.
- Chris: Implement a proper bidding system for landscaping services.
- Michael: Find and send the curb appeal contract to Chris via email.
- Julie: Update the Zoom chat so meeting attendees' questions can be heard.
- Julie: Taking over as secretary to replace Duane Kidman.
- Shane: Take over as Maintenance Director replacing Michael Cormier.
- Michael Cormier: Submitted his resignation letter.
- Board: Hold elections for permanent positions, new members expressed a desire to be voted in during the annual elections, if the community desires.
- Chris, Sherry, and Hope: Obtain finances for administrative supplies.
- Board: Establish committees, including road committee, bylaw committee, architectural committee, and audit committee.

- Chris: Scan all documentation and put on multiple flash drives for record keeping.
- Chris: Research background check requirements and processes for board members.
- Chris: Develop policies for every board position.
- Chris: Create an inventory system for association property so that it can be checked when turnover occurs on the board.
- Chris: Update information on Facebook if nomination forms aren't sent out in time. We currently have at least three Facebook pages, controlled by different people.
-

Summary

Facebook Live Technical Setup Meeting

The meeting began with technical setup and introductions, with Chris explaining the process for going live on Facebook to reach those unable to attend. Zoom meeting was started but could not get Facebook LIVE to work. Participants discussed privacy settings for video and audio, with James being informed of the option to turn off his video for privacy.The conversation ended with a reminder that Michael was absent, and Chris confirmed that the audio was working for all participants.

The meeting focused on addressing the resignation of previous board members and the appointment of interim placeholders, including Julie taking Dwayne Kidman's position and Shane taking the main institution role. Chris emphasized that these appointments are temporary and elections will still proceed, with nominations to be sent out within a week.

The board discussed financial matters, including the current account balance of $21,401.92 in one bank account and ongoing issues with the Curb Appeal LLC contractor, which Chris vowed to address. Chris confirmed that a check cleared on June 3rd, and while there was some confusion about dates and figures.

Community Association Committee Restructuring

The meeting also highlighted the need for community involvement and transparency in future decision-making processes. We focused on establishing new committees to improve transparency and decision-making processes within the community association. Chris proposed creating a financial committee, a bylaw committee, an architectural committee, a road committee, and an audit committee, with the goal of implementing strict policies and procedures for all association activities. He emphasized the need for background checks for board members and discussed plans to scan and digitize all documentation to prevent loss or unauthorized removal. The group also addressed the requirement for board members to live in the community, noting that Texas property code allows for up to three board members to be non-residents.

Community Road Maintenance Planning

The meeting focused on addressing road maintenance issues in the community, with discussions about using a milling device to repair severely damaged roads. Chris mentioned exploring potential donations from larger companies for this purpose. The group also discussed the need for volunteers to assist with road maintenance using equipment like a skid steer, though Chris emphasized the importance of not using personal equipment that could be damaged. Additionally, there was a conversation about the condition of HOA-owned equipment, including lawn mowers that require new engines, and the need for background checks for board members, with a focus on rehabilitation and trustworthiness.

HOA Financial and Operational Updates

The meeting focused on the HOA's financial situation and operational challenges. Chris reported that there is $21,402 in one bank account, but access to another account is frozen. He plans to resolve the account access issue soon. The board discussed concerns about unpaid dues, maintenance issues, and insurance coverage. Chris explained that the current board was elected on March 8th to replace the previous board. He assured attendees that no late fees would be charged for unpaid dues at this time. The group also discussed a state-grade road base purchase for $10 per ton, which Chris clarified should be included in mortgage payments.

Community Leadership and Management Election

The meeting focused on community management and organizational structure. Chris was elected as President, with nominations for other positions including Vice President, Secretary, Maintenance Director, Treasurer, and Children's Events Coordinator. The group discussed the need for volunteers and community events, with Julie emphasizing the importance of keeping a tractor that had approximately $15,000 owed on it from being sold without community approval. The conversation ended with a discussion about standard operating procedures and the need for better record-keeping of lot ownership and payments, with Stephanie suggested as a potential Association Manager.

Financial Mismanagement and Audit Needs

The board discussed financial concerns, including missing equipment contracts and unauthorized payments, with Chris revealing that checks totaling around $75,000 had been issued to a contractor but no contracts were found. They agreed to remove old members from bank accounts and file management certificates with the county, while Julie emphasized the need for an immediate audit. The board also addressed road repair needs, limiting cold patch asphalt use to asphalt roads only, and discussed potential legal action with Commissioner Kevin Andrews regarding the financial discrepancies.

Board Leadership and Bank Authority Changes

The board discussed and approved several organizational changes, including the appointment of Hope White as interim treasurer and the removal of multiple former board members from bank account signatory roles. The board accepted resignations from several positions including President Donna Wesson Boone, Treasurer Catherine Wilson, Secretary Duane Kidman and Maintenance Director Michael Cormier, with Julie Norris and Shane Huckabee appointed to fill those roles temporarily. The board also approved new bank account signatories, limiting them to the President, Vice President, Secretary, and Treasurer positions, with Christopher Walton, Mark Crocker, Julie Norris and Hope White, being named to those roles.

Community Bank Statement Distribution

The board discussed the distribution of bank statements, deciding to mail them to community members monthly at 3631Lake Granbury Trail, with financial reports to be included. Chris reported that previous meeting minutes and important documents were missing or tampered with, and he shared details about visiting Donna's house where she provided some documents but kept others per her lawyer's request. The board learned that Donna, who had resigned, refused further cooperation with the community and had stopped helping residents, though she did turn over some office supplies and phone equipment to Chris.

Inventory and Missing Equipment Review

The meeting focused on inventory issues and missing items, with Chris noting that an inventory list would be developed to track property in the future. The group discussed missing equipment including game cameras, chainsaws, and phone devices, with Julie confirming that some phones were recovered. Hope White mentioned that these phones may need to be turned over for legal issues to be explored. The conversation ended with a motion to adjourn at 8:47pm.