

Lake Granbury Harbor OA – Board Meeting
APRIL 29, 2025, 7:01 PM Meeting Called to Order by the President

Board Members present:

☒ Donna Wasson-Boone, President

☒ Catherine Wilson, Vice President

☐ Vacant, AMA Director

☒ Michael Cormier, Maintenance Director

☒ Duane Kidman, Secretary

☐ Vacant, Treasurer

☐ Vacant, Community Liaison Officer

The Board meeting was called to order

Agenda:

- 1) POOL SEASON 2025
- 2) COMMITTEES: AUDIT, ROADS, BYLAWS, VOTING, BOARD MEMBERS & COMMUNITY LIAISON
- 3) FINANCIALS
- 4) BYLAWS

- 1) Managing Pool Passes –
Propose key passes, cost is approximately \$5700.
Includes 125 cards
Printer is \$700, or with \$400 paper label printer
How many quotes – 3 quotes, all about the same, but AV-Nerd includes install and IT support. Bid spread was \$400 difference, but did not include install.
Cost of pool attendant 2024 was \$4000, pool attendant was not there on the weekend.
Cloud based system, can control pool access – including pool hours.
Can close the pool during maintenance
Pool access would be through the club-house.
1-card per property owner, additional cards or replacement cards for a fee.
System includes emergency button and has battery back-up
Donna: Proposal \$5700 for the pool gate system, and \$700 for printer
Catherine 1st

Mike 2nd

Unanimous vote in favor of card system from AV-Nerd for pool access

Open pool for first two weeks, and card system afterward (Memorial Day)

- 2) Need to post 3-signs, Request for Committees
Rain proof, staked sign
Committees to include: Audit, Road, Bylaws, and Voting
Also add Board Members & Community Liaison positions remain open
- 3) Postponing road and financials pending committee.
Voted unanimously in favor of postponement
- 4) Write Bylaw update and file
Donna to provide list of updates, Duane to write-up and prepare for filing.
- 5) Bank access limited, this is ongoing
Financials were read and will be posted on the website
- 6) Mike is getting quotes for roads. Quotes from last year to this year are up 21%
For now, looking at pothole repair in June.
Request for Road Volunteers can be placed on the sign
Need to get road base quote, and determine a place to store-it, and control access and use. Have people take pictures and identify location of their potholes to organize repairs.
- 7) Tractor needs a hydraulic line and rear drive shaft.
Propose have the tractor fixed, estimated repair is \$1200 max.
Still need to get what is owed on the tractor to determine value of repairs
We are taking a \$12,000 loss each year.
Vote: Repair Tractor
Unanimous vote to repair, with \$1200 limit.
- 8) Duane to share Hood County document which includes brush fire control.
LGHOA property in a flood plain, had been used as land fill, need to speak with Hood county before any further alterations.
Brush dump information to be placed on the website.
- 9) Meetings to be the last Tuesday of the month, if unable to hold on this date, they are postponed until the next available Tuesday.

The Vice-President closed the meeting at 7:41PM

Members Discussion:

Question: Did we vote in this meeting about gates on the roads
Answer: No, voting was only for pool access.

A handwritten signature in black ink, appearing to be 'DKO' with a long horizontal flourish extending to the right.

April 29, 2025

Secretary

Lake Granbury Harbor Owners Association