# Lake Granbury Harbor Owners Association

# Board of Directors Meeting Minutes

Date: October 11, 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), Hope White (Treasurer/Secretary), Shane Huckabee (Maintenance Director)  
Absent: Vacant Positions – Vice President, AMA  
Guests: Community members in attendance (sign-in sheet on file).

## 3. Financial Updates and Savings

The Board reported that the community’s account balance had doubled to $47,000 since they took over. They outlined cost-saving measures including switching from Verizon to Spectrum for internet, phone services, and pool services.  
  
The Board reviewed:  
• A $4,500 expenditure for road materials.  
• A new pool maintenance contract at $1,200 per month saving $976 a month.  
  
The Board confirmed that they are maintaining detailed expense records, including photo documentation of purchases, and will present full financial reports upon formal election to the board.  
  
Motion: To accept the financial update as presented.  
Motion by: Hope White | Second: Shane Huckabee | Vote: Approved unanimously.

## 4. Halloween Party Planning and Budget

The Events Committee presented plans for the Halloween Party on October 25th. Budget discussions included:  
• Total allocation: $1,200 for activities and supplies.  
• Bounce houses: 2 units at $185 each ($370 total).  
• Games and activities: face painting, modified apple bobbing, and cakewalk.  
  
The committee reviewed liability concerns for bounce houses and photo releases for website publication. Local business donations (HEB, Tractor Supply) were discussed and will be pursued.  
  
Action Item: Event Committee to finalize vendor contracts and liability waivers by October 18, 2025.

## 5. HOA Election Date Change

The Board agreed to reschedule the annual meeting and election from November 1 to November 15, 2025, providing additional time for candidate campaigning and community engagement.  
  
Candidate outreach will include door-to-door information distribution, updates on the HOA website, and optional short candidate videos for transparency.  
  
Action Item: Election Committee to publish revised election timeline and guidelines on the HOA website.

## 6. Board Candidate Announcements and Rules

The Board announced open positions: President, Vice President, Secretary-Treasurer, AMAs, and Maintenance.  
  
They explained that write-in candidates are permitted but may not run multiple positions simultaneously. If a candidate wins multiple offices, the runner-up will assume the secondary role. The candidate that wins will have the option to hold the desired position for example if the candidate wins VP and Maintenance they can choose either one and the runner up for the other position will be awarded that position.   
  
Action Item: Confirm candidate eligibility and update public ballot list before October 20, 2025.

## 7. HOA Election Rules and Transparency

The Board led a discussion on the legality and transparency of allowing candidates not in good standing to run for office.  
  
Key points:  
• Texas Property Code may supersede HOA bylaws, but both must be considered.  
• Proxy votes will be permitted but must include notarization and event-specific authorization.  
  
Action Item: Election Committee to establish formal proxy and ballot handling procedures in compliance with Texas HOA law.

## 8. Student Election Planning Meeting

The meeting addressed the upcoming student/community election coordination, including door-to-door canvassing, ballot distribution, and posting candidate bios on flyers and the website.  
  
The Board reiterated that all expenses under $750 require board approval only not community approval. The community has been made aware of purchases under $750.00 for transparency and to keep the community informed on how their money is being spent.

## 9. Adjournment

There being no further business, the meeting was adjourned at 10:52 AM.

## Certification of Minutes

These minutes were reviewed and approved by the Board of Directors on October 13, 2025.  
  
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Christopher Walton, President  
Lake Granbury Harbor Owners Association