

Lake Granbury Harbor OA – Board Meeting

July 13, 2024, 8:03PM Meeting Called to Order by the President.

Board Members present:

 x Kevin Fair, President
 x Charlie Griffin, Vice President
 x Chad Field, AMA
 x Michael Cormier, Director of Maintenance
 x Duane Kidman, Secretary

Old Business:

Members Pool updates:

Pool has been drained, cleaned, refilled,

Delays in pool draining due to high water table

Changed the entrance to the pool area in the member club house.

Controls Life Guard on Duty

Require a wrist band, if dues are paid-up

Installed a vending machine, money to pay for electricity, pool chemicals, life guard

Road repair:

W. Virginia Trl, Utah Trl – patching holes

3-roads owned by the County, turned over and adopted by the County, and brought to County standards.

2010 – Quicksilver sent to court, and sided with Quicksilver, allotted a \$20k to patch

New Business:

HOA owned properties – everything else has been sold except for 2 lots. Propose a convenience store for the benefit of the community on the HOA owned lots, ie. road fund.

Other HOA's have convenience stores, by leasing to 3rd party to avoid violating non-profit tax exemptions, and a portion of their profits are donated to the HOA, and those funds are designated for specific uses.

Website will allow to review and vote online, works with text and email.

Member Forum:

Old Board of Director questions cannot be answered since a new Board is in place.

Question: What is being done about alleged \$200k missing from accounts

Answer: An election was held with 65 members, communication on Facebook, door knocking, The "old" Board:

- VP term expired, President resigned, No transfer of power, no management certificate
- Bylaws – miss 2-meetings, you are acquitted

- Alleged delta in the amount of \$207k, old- Board didn't include in Quickbooks.
- No indication from bank accounts of mass fraud.

Bylaws and Restriction Discussion:

Question: On Utah, there is a family with children living in storage building with a deck; how can this be permitted?

Response: Meets square footage requirement, has running water, septic, and electricity – it is legal.

Single lot acceptable with drip septic approved by Hood County;

There is no restriction or requirement for 2-lot minimum. Bylaws don't require a 2-lot minimum.

If members want to change - A member quorum requires 265 votes

Question: can we have a Board about the financials.

Answer: they are available upon request, at the moment.

Question: Can we do bank statements

Answer: probably not if statements include personal information

Meeting called at 8:53PM