

Lake Granbury Harbor OA – Board Meeting
November 9, 2024, 6:12 PM Meeting Called to Order by the President

Board Members present:

☒ Kevin Fair, President

☒ Donna Wasson-Boone, Vice President

☐ Chad Field, AMA

☒ Michael Cormier, Director of Maintenance

☒ Duane Kidman, Secretary

Meeting Minutes from October 12, 2024 were read into the record, voted on and accepted as-is without amendment.

Chad Field, excused from the meeting due to his son being injured while in the line of duty with the U.S. Army.

Board Meeting and Announcements:

Speaking out and interrupting the Board Meeting extends the meeting, please let us follow Roberts Rules of Order.

A couple of days ago, Charlie Griffin resigned and was excepted by the Board. Directly afterwards, the Board convened and there was a nomination for Donna Wasson-Boone to be appoint as VP. An executive meeting was held and Donna was appointed as interim VP to complete the term. See emergency meeting minutes dates Oct 31, 2024.

The meeting was turned over to Donna Wasson-Boone:

Previous amendments were not properly adopted, they are hereby rescinded.

Return to 1978 Bylaws Duane Kidman 1st, Kevin Fair 2nd, unanimously approved.

Regarding Joy Chugly –

Nominations for President and Secretary/Treasurer were announced.

Comment from the membership: not all nominations have been recorded.

Some nominations may have been lost due to a non-approved person having a PO Box key.

This is being investigated by the Mail Police.

Question about restarting the process, this will delay elections another 20-days, will cost additional HOA funds: Voting committee believes there needs to be another mail-out.

The Board has decided to re-mail the nominations, needs to be mailed by this next Tuesday, to include the date of the election. If absentee voting, will extend the voting date to December 2024. Everything needs to be mailed, except emailed absentee will be accepted. The new PO Box will be provided by this Monday.

Regarding Katha Deel,

There were 3-complaints about trustworthiness issues and she was removed from the election committee. An email sent to the HOA was read by Kevin Fair about Katha's mis-management of election records. The Board gave instructions to perform all duties inside the office area, and she was reported as not following instructions. Katha is hereby removed from the election committee.

Past errors:

1. Audits are not complete,
 - a. files were not organized sufficiently to perform an audit
 - b. Quickbooks is being organized
 - c. Document recovery have been missing or in other's possession, an Attorney is writing demands their return.
 - d. Bank statements have been printed for the past 3-years
 - e. Only one of previous auditors perform forensic audits: \$6500
 - f. Search for receipts and other records are being collected; we have 2-more years to pull together.
 - g. Once records are collected, binders will be created
 - h. Members are allowed to view records, but not Personal Private Information

Other new business:

2. The Board will be splitting Secretary and Treasurer into two positions; approved
3. A new position added to the Board as Member Liaison, to be added to the ballot
 - a. This new position would be a 2-year position, and the ability to vote on the Board
4. Request those that would prefer email or SMS
5. Meetings to add Zoom or Teams
6. Members concerns should be sent to the Board by closed of business 8-days before the Board meeting, and will be posted 7-days prior to the Board meeting.
7. Requests for maintenance, use email or come into the office
8. There is a new official Facebook page, must have an email registered in the office to become a member of the Facebook page. Chat groups will also be included.
9. LGHOA Corp does not approve the use of the corporations' name without permission, including: social media, advertising, etc. All groups formed must have an active Board Member in the group.
10. Roads: from an Attorney, the HOA owns the roads.
 - a. There was previous discussion that the founding company owned the road. This occurred during the suit with Quicksilver.
 - b. There are grants to help put in new roads.
 - c. LGHOA has some of the lowest dues in the area.

11. Propose digital locks on the main entrance
12. Meeting attendance and rules, Roberts Rules of Order will be followed in all meetings.
13. Listening device cannot be prohibited. Recordings require permission by the Board.
Privacy Act requires permission by all members in attendance.
14. We need a more updated version to receive bids, newspapers are out of date.
Electronic
15. Bylaws are out dated, dues do not meet HOA needs, including fixing roads.
16. Cannot change deed restrictions, but can change architectural guidelines in the bylaws
17. Remediation and bill owners for eye sore and buildings in need of repair
18. Renters do live here and should be treated with respect, but are not allowed at meetings without a proxy from the land owner.
19. Remedies, can request the Board for additional time to correct a violation
20. Banning firearms or the discharge cannot be prohibited, provided you practice safe discharge of firearms.
21. Use of fireworks should follow State and County guidelines

A member was video recording the meeting, asked to leave, she refused.

The Board Meeting was called at 7:43 PM due to member a refusing to stop recording

Member Forum:

None due to abrupt close of meeting

End of Community comments.