

**Lake Granbury Harbor OA – Board Meeting**  
**March 13, 2025, 7:00 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 Special Executive Board meeting was called to order

A reading of the minutes from March 10, 2025 was read into the record.  
Vote:

**Agenda:**

- 1) Landscaping References and Contract Award
- 2) Bank Accounts, debit card(s), virtual banking, and signatories

1) Landscaping References

Obtained one reference from each. More references are in-work.

References to be tabled? No, need to move forward, cannot wait another 3-weeks for grass to be cut.

References received were all positive

Michael is leaning towards CurbAppeal, since they offer additional services including trash pick-up and spraying for fireants.

No price difference between the two contractors.

Motion: Is to pursue CrubAppeal as the landscaping contractor, but we need to review the Contract. Once the contract is agreeable, then we are prepared to move forward.

Vote: Mike, Catherine, Duane are for, and Donna abstained.

2) Bank Account

Motion: Plan is only 1-debit card, with a limit of \$100.00 per transaction, virtual (online) account access, temporarily possession of the President until a Treasurer fills the vacant

office. Need to have two signatories on the bank account: President and Vice President, until the Treasurer position is filled.

Discussion: Treasurer or AMA Director in possession? Treasurer in possession, with AMA having access upon request.

Secretary 2<sup>nd</sup> the Motion

Vote: passed and approved unanimously

**The Vice-President closed the meeting at 7:22PM**

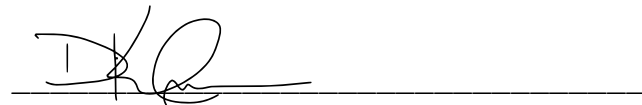
**Members Discussion:**

Question: What about the HOA Deeds, taking peoples properties.

Response: The HOA cannot take members property. The only process available to the HOA is the filing of liens and foreclosures. Liens can be filed for overdue assessments and other fines. A Judicial Foreclosure action can be filed through Hood County court for delinquent assessments, and if approved by the Judge, auctioned by a 3<sup>rd</sup> Party Auctioneer. The proceeds of the auction are used to pay for court costs, filing fees, attorney fees and the auctioneer; the remainder of the funds then goes to the HOA accounts. The HOA never takes the Deed.

Question: What is the going on with the Board(s) issue?

Response: The Board cannot discuss suits or provide attorney work product while an action is pending.

A handwritten signature in black ink, appearing to be 'DKQ', is written over a horizontal line.

Secretary

Lake Granbury Harbor Owners Association