

Sept 9th, 2025 LGHOA Board Meeting

Chris Walton - President

7:02pm Meeting called to order by Chris Walton

BOARD CHANGES

ANNOUNCEMENT - All Current Board members have submitted their resignations - Donna Wasson-Boone- President (Sept 4, 2025), Catherine Wilson - Treasurer, Duane Kidman (Sept 9, 2025) - Secretary, Michael Cormier (Sept 9, 2025)- Maintenance Director. Chris Walton has all the letters of resignation.

Motion was made from the floor to remove all the former board members from the respective bank accounts.

Donna Wasson-Boone- President, Catherine Wilson - Treasurer, Duane Kidman - Secretary Must be removed as well as Kim Shelton, Hope White, and Siarah Bell must be removed from the other bank account.

Chris Walton was made President and Shane Huckabee will take the Maintenance Director Role, and Julie Norris will step into the Secretary role. All will also be on the upcoming ballot elections to be elected by the entire community in the fall.

Nominations were taken from the floor for ALL Board positions - President - Chris Walton, Vice President - Mark Crocker, Secretary - Julie Norris, Treasurer - Hope White (temporary), Maintenance Director - Shane Huckabee. AMA Director is currently an open position. The new board will get their management certificate filed with the County Clerk, ASAP.

Currently in the Account - \$21,401.92 in the account. We do not have access to the First Financial Bank account at this time. We would like to have the bank statements mailed to 3631 Lake Granbury Trail. They will be made available to the community to see as well in subsequent meetings or special appointments. Chris has pledged to be as transparent as possible and over communicative.

Thank you to the road crew who fixed some of the holes on Saturday. This was all done of their own accord.

Curb Appeal LLC - LGHOA has been paying them weekly for months. Have several offers from other people to pickup the mowing for much less. Many thousands of dollars have been paid to this company and has severely depleted our HOA Funds.

What about people who have been paying \$150 for their lots to get mowed. What happened to those lots. According to some owners there are issues in getting these lots mowed or refunded. This was supposed to be part of the "mowing contract" but doesn't seem to have been done. There are several people who may be able to get this mowing completed for the landowners who have paid for this service. **FOLLOWUP required.**

The Voting Committee is waiting on funds so that we can have an election as soon as possible.

Mark Crocker asked about Background Checks being performed on board members and shared information about how it is done in the government. More discussion later on whether a person continues poor behavior or has been rehabilitated and exhibiting good behavior. Should be able to participate on Committees.

Can we have a newsletter again?? We would like to and will look into this.

We have retrieved some documents from the storage unit, but there are some items we cannot find, such as the Curb Appeal Contract that was awarded.

We have committees for Roads, Financial, By-Laws, Architectural Review, **Audit** and Family Events.

ALL property owners have a vote, whether they are in good standing or not.

ZOOM Participants

Shannon Tesson, on Zoom, **asked to be contacted about moving in a property.**

shannon.tesson@hotmail.com

James Ward, Caitlin L., Catherine Wilson, and Michael Cormier also on Zoom.

Amber Morrison and Lily Duffield on Zoom (changed from Zoom User to actual names)

County Commissioner Kevin Andrews arrived at meeting 7:30pm

ROADS

There was much discussion on the roads with several people stepping forward to help this board, now in place. John Morgan has a skid steer with attachments.

Brandon Sparks - We need to buy cold-patch asphalt. Looking to get Lowe's and Home Depot to help us out. Need to get a letterhead statement to take to the management of these stores. This material will only work on the asphalt roads, not the dirt roads, or badly crumbling roads.

We will need to determine which roads are in a condition where they can be repaired and which ones cannot.

Specific questions were raised about Tennessee Trail. It will have to be assessed and parts of it are in various conditions.

TRACTORS and MOWING EQUIPMENT

Shane Huckabee stated the current situation with the equipment at the maintenance shed. He was involved in some of the acquisitions of the equipment. He stated that they need new engines, which will be around \$900-\$1200 each

Need to check the oil and change the filters and such.

Are the loans on the tractor close to being paid off. We believe there is still \$25,000 owed on the tractor. Many agreed that we need to keep the tractors for LGHOA use and make sure people know how to use the tractor.

John Gordon, stepped up and offered tractors and zero-turns to help with mowing needs.

Chris Walton stated that NOTHING will be sold without the communities approval.

The monthly payments is \$900. Not sure if it can be refinanced or not.

COMMUNICATION

*There are 3 Facebook pages, the only two we have access to are the LGHOA No Censoring (Admins- Mandi and Jason Sanders), LGHOA *Residents* - (Admin - Shane Huckabee) and the LGHOA Members and Residents (admins - Kevin Fair, Duane Kidman, Donna Wasson-Boone, Catherine Wilson, Michael Cormier)*

FINANCIAL SITUATION

How long can we continue to operate with the monies on-hand. Hard to tell. There are some additional checks that have come in, but we need to get access to the second bank account, controlled by the previous board. All the passwords were changed on the bank accounts this morning. The one account the the March 8th replacement board had access to was frozen. We just need to talk with Raven at the bank to get this squared away.

OFFICE HOURS and ACCESS

Chris and others are spending a lot of time at the office trying to clean things up and get a handle on everything, stop by and see him. We are trying to get the LGHOA phones setup but they may need to be part of the criminal investigation that is ongoing as well.

PAYMENT of PAST DUES

Some people have not paid their dues due to all the turmoil, we will try to sort out who has paid and who has not. There will be NO LATE FEES assessed. We will try to get a sense of where this stands as soon as possible.

COMMUNITY EVENTS

We would like to reconvene the community events like we used to have. Katha Deel and Janice Schuyler volunteered for this committee.

RECOVERING MISAPPROPRIATED EQUIPMENT AND FUNDS

Kevin Fair is driving around in a new truck, with the HOA Trailer, and a new mower (allocated with "Landscaping" payments. Is there a way to recover any of this? We are working on this with the Constable-Scott London, along with Kevin Andrews who has been trying to help. They are trying to get the Texas Rangers to help us out as well.

A few people made arrangements to meet Chris at the office tomorrow.

STATUS OF RETURNED DOCUMENTS and MATERIALS

Laptops were recovered in the storage unit, but it was pointed out later in the meeting that the laptop given to Chris Walton is NOT the only laptop, there are at least tow other laptops.

We are missing the minutes from many meetings. We are trying to locate these documents. At this point we were told we do NOT have the HOA Computers. We do not know what files have been destroyed at this point. Donna stated in the board meeting on Aug. 27th that all the office documents and furniture were returned and in the office, they were not. When she turned over the keys and access cards to the Cabana, she walked out with binders of documents and receipts (said she was instructed by her lawyer). She stated that she would not cooperate with anyone in this community because of the way she has been treated.

We are missing cell phones, 4 game cameras, chainsaws, seedeaters, and lawnmower batteries. We need to get the returned phones to Constable Scott London to see if there is any additional evidence on those phones. Michael Cormier has an HOA Phone as well.

Other former board members may have additional minutes from other meetings.

The meeting was adjourned at 8:47pm.