

Lake Granbury Harbor Owners Association

Board & Community Meeting Summary

Saturday, September 20, 2025

Quick Recap

The HOA board discussed and implemented changes to meeting procedures, financial matters, and the establishment of new committees while addressing various property access and compliance issues. Lake outlined the process for community committees to make decisions and emphasized the importance of transparent decision-making and community participation. The community HOA meeting covered election procedures, voting logistics, and addressed concerns about enforcement of deed restrictions, abandoned properties, and potential illegal activities, while also discussing the need for a community cleanup day.

Next Steps

Election Committee: Collect and process nomination ballots, verify nominees' willingness to run by contacting them, and prepare and send out election ballots. **Hope:** Prepare a complete financial spreadsheet within the next week, continue updating payment records for members who paid dues by check. **Lake:** Post job responsibilities for each board member during the week, post which committees will be meeting each weekend by Monday, create group email chains for each committee once members provide their email addresses. **Bylaw Committee:** Review and address flaws in the 2007 bylaws, update the 2007 bylaws with new Texas laws and add digital meeting clauses. **Board:** Implement alternative voting options for minor decisions to save money, post committee meeting schedules each Monday for the following Saturday, develop a counter-proposal for Oak Creek Homes regarding the driveway easement request. **Shane:** Lead the roads committee meeting next Saturday. **John:** Install a new stop sign on Utah. **ARC Committee:** Update application forms with clearer consequences for non-compliance.

Board Meeting Procedure and Updates

The board discussed changes to meeting procedures, including holding questions until the end and having formal board meetings every Saturday. They reviewed financial matters, including recent dues payments and upcoming elections. The board also addressed the need to update the community's bylaws to comply with Texas law and prevent future issues with digital meeting access. Additionally, they established new committees, including roads, maintenance, and architectural review, and discussed the need for clear guidelines and consequences for architectural requests.

HOA Property Access Decision Meeting

The HOA board discussed a complex property access issue involving a double-wide mobile home that was built without proper permits and violated setback requirements. The board explored two main options: granting an easement for driveway access or selling a portion of the HOA's property to create a separate lot. They agreed to gather more information from Oak Creek Homes before making a

decision, as they want to avoid potential legal issues while finding an amicable solution. The board also addressed concerns about deed restrictions and the need to review and update them, as well as questions about property fees and burning regulations.

Community Decision-Making Process Overview

Lake outlined the process for community committees to make decisions, emphasizing that committees will propose solutions, which will then be reviewed by the board and approved by the community. He clarified that the board's role is to ensure decisions are feasible and legal, not to make decisions themselves. Lake also discussed the need for community members to participate in committees and the importance of having a clear, transparent process for decision-making. The board aims to avoid past issues of decisions being made without community input.

HOA Enforcement and Community Initiatives

The community HOA meeting addressed several key issues, including the need for clear enforcement of deed restrictions and the establishment of a block captain system to report violations. Lake emphasized the importance of updating bylaws and removing outdated fees, while also discussing concerns about potential illegal activities and the need for community input on priority projects. The board also addressed issues related to abandoned properties, floodplain regulations, and the need for a community cleanup day. Additionally, there was a discussion about the 2023 election and potential improprieties that need to be investigated.

Election Procedures and Voting Logistics

The meeting focused on election procedures and voting logistics. Lake clarified that ballots must be mailed to the post office box 835 and cannot be dropped off at the election committee, emphasizing the importance of security and legal requirements. The group discussed implementing a lockbox system with two locks for secure ballot collection, and Amber inquired about voting rights for married couples, which Lake confirmed allows two votes per property. Stephanie raised questions about proxies and voting for those who owe dues, which Lake confirmed are not allowed. The conversation ended with a brief discussion about road maintenance and drainage issues, which were noted for further consideration in the next meeting.