

Lake Granbury Harbor OA – Board Meeting  
October 12, 2024, 6:09 PM Meeting Called to Order by the President

Board Members present:

☒ Kevin Fair, President

☐ Charlie Griffin, Vice President

☐ Chad Field, AMA

☒ Michael Cormier, Director of Maintenance

☒ Duane Kidman, Secretary

Meeting Minutes from September 14, 2024 were read into the record, voted on and accepted as-is without amendment.

Board Meeting and Announcements:

- A lot of talk (slander) in the community about HOA Business, but no one has come to the office to address the concerns. Kevin Fair from Vice President assumed the position of President when it went vacant. Since he has done his best for the community. Being a Board Member is a volunteer position; some agree and disagree what and how things are done. The objective is to work together and do what is needed for the Lake Granbury Harbor community.
- Food Pantry – wood has been donated for a food shed to be built for dry goods and other items. The Board needs help/volunteers to build the food shed. We have all the materials to build up to a 20 x 20 building. Would like solar lighting (no electricity to run). Looking for screws and smart board. Some members said they have concrete and some roofing materials. Could add an awning off from the food shed to work as a temporary bus stop.
- Website is up and running. Previous Board set it up as an annual charge. A lot of account data for each member has been accumulated and loaded, but exceeded current data storage limits. The new quote has doubled, gone from \$3500 to \$5400 per year; the extra amount was not budgeted. <https://lghoatx.org> is the updated
- Road Status. We have come to the conclusion that the HOA has owned the roads from the beginning. The roads were not escheated to the County because they were not paved or to County standards. Over the years, the Bylaws were amended to say that the HOA is responsible for patch and repair. The Articles of Incorporation clarify that the HOA does own the roads.

The Board Meeting was called at 6:36 PM

## Member Forum:

- Stephanie Hood: wants to see one or two things that have been resolved by the Board. Can we bring a camera and record the Board meeting. (side comment: may need a release from members in attendance).
- Waivers are available to clear lots.
- Who is on the election committee: Beth Kimmel and Catha Deel and Sherry Tempest.
- A show of hands, who would like dissolve the HOA; it is not in the Bylaws or Articles to dissolve the HOA.
- Renters: would like to volunteer – they are always welcome.
- Who are the nominees for the Presidency – the election committee will take over the election process.
- Financials are available for review when the office is open.
- Renee Frazier: Fall Festival on October 26<sup>th</sup>, flyers are out.
- Community cleanup – help our Veterans, sign-up sheet set out for volunteers.
  
- Beth Kimmel: Letter from HOA Attorney – discusses Board members (5 people) and the ability to act, fees, fines, Board Meetings.
- Board Members, other than Kevin Fair, are not legal.
- Creek cleaning – labor – paid and kicked-back (allegedly). All checks require two signatures, and approval for anything over \$500.
- Audit: independent accounting firm performed every year, currently out of compliance.
- Kevin cannot vote people onto the Board.
- A request to update the Bylaws (Beth Kimmel)
- Court filing offered with Kevin Fair listed as President.
  
- Catha Deel: Financial statements, have not seen them, should be done monthly, and give to meeting attendees, and meeting minutes.
- Park: are people paying to dump brush.
- Board Members that stepped down in the middle of their term, the Board can be placed to carry-out the term until the end of the session, in the Articles of Incorporation.
- We will have financials and meeting minutes – not cost effective to make printed copies for everyone.
- On Oklahoma discussion: release of liens? C
- Comment on social media welcoming Tillman (sarcasm); was misunderstood.
- Who stuffed nomination letters – volunteers. Why were they thrown away? Because they would have been incomplete.
  
- David Franks: There are several Facebook sites – cannot find info – would like to see documents posted or emailed.
- Agendas – disagree about voting the Board out, needs to be on the agenda. If you get rid of the HOA, things will get worse.
- Donating construction materials for the Food Shed.

- David Wyatt: Concerns about trust of the Board. Current Board took over because previous Board was doing questionable activities; these activities appear to be pushed under the rug, which is causing a continuation of concerns. F
- Fire Marshall incident causes additional concerns.
- Pool and roads are the least of the concern, it's more about our financials.
  
- Tink: When are dumpsters available for community clean-up, there were no notifications – once out, people were using them. Request that dumpsters notices be put out in advance.  
The dumpster guy that gave the HOA a good deal is booked right now; letters will be posted on the community signs.
- Alaska Ct – roads are bad with large potholes; Michael will take care of these holes.
- Numerous lots with high grass; copper heads and mice are coming into her property.
- Expense reports need to be posted on the Community Signs.
- People are dumping limbs (on Georgia) in creek and other lots.

End of Community comments.