

Lake Granbury Harbor OA – Board Meeting
August 10, 2024, 8:01PM 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 July 13, 2024 were read into the record, vote upon by the Board Members present, and accepted as-is.

Board Meeting and Announcements:

Debrush and Delimb Program

All trees must have a minimum canopy height of 7'

All brush 8"-diameter or less, other than gardens and intentionally planted, must be removed

Fire Marshall – stated this community is a fire hazard, gave a warning, community fine is \$35,000

Many owners live outside the area or State. If they fail to respond, the HOA will maintain and charge accordingly:

The HOA has implemented a mowing program

For those that cannot mow their own property or living outside of the area or State – mandatory to be a part of the program if other arrangements are not made.

\$35 for general cleanup

\$50 for more manicured with zero-turn

\$65 manicured with zero-turn and weed-eated

Community Cleanup, August 15-18th

Containers will be brought in and placed around the community.

Picked up as they are filled

This service is no additional charge to members

HOA Staff are going along the streets cutting grass and over-growth, from the street – 10' in.
Community volunteers are welcomed to help, especially in front of your own property

Member Forum:

Tarsa "Tink"

- 1) Mowing – "Tink" has been mowing the neighbors yard, but HOA charged \$200/year
 - a. Difficult to quantify since there is limited information from previous administration concerning these types of charges.
- 2) Need more than a few days of notice for clean-out days. Recommendation is 30-day notice.
 - a. Previous June and July meetings the Board announced about "cleanout" period
 - b. We can have more than one clean-up per month if needed
- 3) Easements maintenance – Alaska Ct have not been mowed or trimmed. Potholes are large, and branches growing onto the road – difficult to dodge holes and over-growth.
 - a. Crews are working that direction, and easement maintenance will get there eventually
- 4) Bamboo has been cut and still laying there.
 - a. This will be cleaned up by Monday.
 - b. The HOA is not going to charge members for out of control bamboo.
- 5) No messages or posting about Board meeting in Facebook or signs.
 - a. Signs didn't get out this month
 - b. Board Meetings, according to bylaws, will be once a month every 2nd Saturday of each month at 8:00PM

Stephanie

- 1) How far along are we with a convenience store
 - a. Pulling details together to put a vote to the community
 - b. Option 1: If the HOA builds the building, the Board has the credentials to maintain a profitable store and laundry mat. Questionable if future Boards have the credentials to run a successful business.
 - c. Option 2: HOA builds the building, 3rd party runs the store
 - d. Money does not violate exemption as long as it is allocated to a specific fund.
 - e. Bylaws need to be modified, and projected figures determined before released to members to vote upon.

Meeting closed at 8:41PM