

Lake Granbury Harbor OA – Special Board Meeting
December 12, 2024, 7:39 PM Meeting Called to Order by the President

Board Members present:

 X Kevin Fair, President

 X Donna Wasson-Boone, Vice President

 Chad Field, AMA

 X Michael Cormier, Director of Maintenance

 X Duane Kidman, Secretary

Special Guest, Pt. 1 Hood County Commissioner

Board Meeting:

The meeting was turned over to the Vice President.

Annual Financial Report has been created and available for member review. (The breakdowns were reviewed and reported in the meeting)

Easements will no longer be done by the HOA, rather members are responsible for their own easements.

The HOA is working with the Environmental Health Dept to correct abandoned properties.

Ballots are going out to every member, regardless of good standing.

Items proposed to be on the Ballot:

- On the ballot, members will have option to vote for 5 or 7 Board Members.
- Raising the maximum lot from 4 to another number.
- Road assessment: a specific fee for road improvements
- Update online accounts and website
- One vote per lot

Manuals are being created in the office for procedures and processes.

Question from the membership:

- Is office cost include paid Board Members: No, only outside office staff.
- Not everyone received nominations: Nomination letters were re-mailed

- State Law says that if the updated Bylaws are not sent to members – members are not required to pay dues: Bylaws enacted on January 1, 2024 should have been sent: An attorney has been consulted, and is being looked at. Many property codes do not apply to this HOA.
- Regarding roads, this was done over the past years, why can't we use past information: costs change and need to be updated. Commissioner: if roads are brought up to standards, the County has never refused a road.
- Past discussion about having a gate: this will be addressed after the roads are corrected
- People that live on Tennessee that are not part of the HOA: if private, may be able to charge a fee.
- Why a lot of people don't pay dues, there is an impression that funds have been mishandled: this has been corrected, and will be maintained – let's move forward together
- Dues increase? There has not been an increase in a long time. Recommendation from \$4 to \$8 for land and \$10 for improvements.

Ballots to be prepared on December 13, 2024, mailed out by the following Saturday.

VOTE to include on the ballot:

To remove 4-lot maximum: 17 yay, 11 nay

One vote per lot: 3 yay, 28 nay

Increasing the Dues to \$8/vacant lot or \$10/ improved property: 17 yay, 37 nay

Road Assessments – removed from the vote

Add a Liason Officer and splitting Secretary and Treasurer for a 7-member Board: 49 yay, 2 nay

Disband the HOA: 13 yay, 11 nay

The Commissioner has picked up the ballots and present during the counting.

476 mailed, 5 nominations returned.

Nominations are being accepted tonight.

The Board Meeting was called at 8:53 PM