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Meeting Summary for BOARD MEETING 03/13/2025

Meeting Summary with AI Companion <no-reply@zoom.us>
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Meeting summary for BOARD MEETING 03/13/2025 (06/03/2025)

Quick recap

The meeting covered technical difficulties, road repair bids, financial matters, and community maintenance issues. The board discussed various options for road improvements, including chip seal, and the need to increase HOA dues to cover expenses. They also addressed volunteer shortages, easement maintenance, advertising opportunities, and the importance of showing progress to county officials to avoid fines.

Next steps

- Michael to install chain and signs to block the other entrance to the pit by Saturday morning and take a picture to send to Duane.
- Duane to follow up with the fire department next week to arrange a controlled burn for the brush in the pit.
- Michael to coordinate with contractors looking for fill to remove debris from the pit at their expense.
- Lake to order postcards to mail out to property owners reminding them to mow their easements.
- Michael to follow up with Pat regarding signs about mowing grass.
- Lake to post road bid information on the website for everyone to see.
- All board members to send in ideas for advertising fee schedules for the website, pool cards, and signs.
- Lake to continue reconciling accounts and sending out links for pool access cards.

Summary

Technical Difficulties Halt Meeting Start

The group experiences technical difficulties joining the meeting, with Duane and Lake initially having trouble connecting. Lake mentions ongoing internet issues in her area. Catherine joins late, and the participants discuss slow internet connections and frequent log-out problems they've been experiencing recently.

Road Repair Bids Review

Lake presents road repair bids received from various contractors. Prose Paving offered to repair asphalt edges and potholes on Utah Trail and West Virginia for approximately \$37,000. Skyrikers proposed repairs on dirt roads for \$83,675. Lake mentions another bid of \$724,000 for completely redoing the dirt roads with an additional 4 inches of material. The bids are based on a list of roads provided by the county, and Lake plans to upload all the bids to the website for public viewing.

HOA Receivership and Financial Review

Lake informs the group that they have filed for receivership with the courts, and once a receiver is appointed, they will review the books, set up a budget, and recommend necessary actions regarding HOA dues. Catherine notes that it is likely HOA dues will increase to cover the costs of accounting and cleaning up the books. Lake reports spending hundreds of hours repairing 70 different accounts in QuickBooks over the past four weeks, addressing issues such as double billing and unrecognized residents.

Formalizing Road Repair RFQ

Lake informs the group that he will post information about road bids on the website. Duane requests that the Request for Quote (RFQ) be posted alongside the quotes for better context. Lake admits he doesn't remember the details of the Angie's List posting and suggests Duane and Mike collaborate to create a more formalized RFQ for road repairs.

Road Work Bidding Challenges

Lake explains that he requested quotes for three different types of road work: asphalt roads, dirt roads that can be filled and rolled over, and dirt roads that may need grading. He sought both the best solution and the least expensive option. Michael notes that local road companies are reluctant to provide bids due to past experiences and the short validity period of quotes. The group discusses the high cost of road base materials and a previous quote of \$724,000 for adding 4 inches of road base to all roads, which they agree would be a waste of money as it would only last about 5 years.

Chip Seal Road Repair Discussion

The group discusses road repair options, focusing on chip seal as an economical solution for improving roads on a tight budget. Duane explains that chip seal can last if properly maintained, while Lake notes that even basic crushed stone repairs can cost \$1-3 per square foot. The estimated cost for repairing all roads using chip seal is \$724,000, and Catherine emphasizes the importance of treating all roads equally. Michael raises concerns about long-term affordability, leading to a discussion about the necessity of including a maintenance contract with any road improvement project to ensure longevity and prevent wasted investment.

Community Financial Shortfall Discussion

Lake presents the financial report, indicating that the community has collected about \$38,000 in dues. The current balance is \$18,124.24 after expenditures of \$23,554, which include landscaping, maintenance, pool expenses, utilities, and office costs. Catherine points out that the current dues are insufficient to maintain even just the pool. Lake agrees that dues need to be increased and assessments are necessary for continued operation. Lake also mentions collecting 2024 dues and addressing past due accounts, often finding errors or cases where new owners were unaware of outstanding dues. The group clarifies that the community can charge fees, contrary to previous claims, and that the annual dues are currently \$48 per lot.

Volunteer Shortage and Project Barriers

The board discusses the lack of volunteers for an unspecified project, with Lake and Catherine reporting that people are reluctant to get involved due to recent chaos. Duane shares that Hood County officials will not impose fees as long as progress is shown, particularly in preventing further dumping in a pit. Michael and Catherine discuss the need to complete barriers at the entrance to prevent unauthorized access, with Michael having the necessary materials but not yet having had the opportunity to install them.

Brush Removal and Pool Updates

Michael commits to completing a task by Saturday morning and will send a picture to Duane, who will forward it to Hood County to show progress. Duane plans to follow up with the fire department next week to arrange a controlled burn for the brush. Contractors are interested in using some of the debris as fill, which they will remove at their own expense. Duane requests before and after pictures to create a portfolio for the county, which will result in the withdrawal of any orders or fines. Regarding the pool, Lake reports that new Internet has been installed, and the locks are expected to be installed by the 15th. Lake is also reconciling accounts and preparing to print access cards for members.



Easement Maintenance and Community Safety

Michael and Lake discuss the need for residents to maintain their easements, as the community's easements currently look unkempt. They plan to order postcards and signs to inform property owners about their responsibility to mow their easements. Lake also mentions the importance of installing gates to prevent unauthorized building and the arrival of dilapidated mobile homes, which would help keep the community safe and clean.

Website Advertising and Bylaws Review

The board discusses potential advertising opportunities on their website, pool cards, and physical signs to generate income. They agree to develop a fee schedule based on factors like effort, service life, and size. Catherine raises concerns about limiting the amount of advertising to maintain aesthetics. The group decides to submit individual ideas for review at the next meeting. Regarding bylaws, they agree to hold off on filing amendments until the receivership can review them to avoid accusations of unnecessary expenses.

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