

HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC.
SPECIAL MEETING OF BOARD OF DIRECTORS
MAY 1, 2024

A Special Meeting of the Board of Directors of the Highlands Property Owners' Association, Inc. (the "Association") was held at 42089 Crooked Stick Dr, Whitney, Texas, on Wednesday, May 1, 2024. Members of the Association were properly notified of the meeting and were invited to attend. The Notice and Agenda for this meeting is attached to these minutes. Directors in attendance were Gerry Mayer, Tommy Edgar, and Michael Pollard.

Gerry Mayer, President and Director of the Association, called the meeting to order at 3:05 pm. Mr. Mayer advised those Members in attendance that they were not allowed to participate in the Board's discussion during the business portion of the meeting. Instead, Members would be invited to make comments and ask questions before and after the Board's conduct of business.

Mr. Pollard acknowledged that all three Directors of the Association were in attendance and declared that a quorum existed.

Mr. Mayer then invited any of the Members in attendance to address the Board with initial comments or questions. None of the attending Members accepted the invitation at that time.

The first order of business was the Consent Agenda to allow the Board to ratify, in open Board meeting, all actions taken by unanimous email votes since the last open meeting. Mr. Pollard presented two email actions to the Board for ratification:

- March 18, 2024 email approval to spend \$5,000 to replace grass between the crepe myrtle trees along Highland Blvd with stone. Mr. Mayer proposed that the amount be increased by \$1,000 to include replacement of moldy rocks located under the columns at the gate. The contractor is C&C Lawn and Tree. A motion to spend \$6,000 for this work was made, seconded, and unanimously approved.
- The Board exchanged various emails beginning in September authorizing B & C Exteriors to serve as the Association's roofing contractor for all necessary repairs related to insurable damage caused by a hail storm on June 11, 2023. Mr. Pollard reported that the insured damage totaled \$24,836.75. Net of the \$5,000.00 deductible paid by the Association, insurance proceeds of \$19,836.75 will cover all remaining cost. Additional work done by the contractor for power vents, door to the pump room, and mortar totaled \$1,448.57. A motion to approve payments to B & C Exteriors for the stated repairs was made, seconded, and unanimously approved.

The next order of business was to consider a proposal by the Association's financial services provider to terminate the service agreement and to settle a contingent liability related to

Handling Charges for \$2,500. Mr. Pollard led a lengthy discussion about the proposal and the benefits gained from terminating this relationship. As a part of that discussion, Mr. Pollard summarized recent favorable results from collection activities initiated by the Board. After discussion, the Board authorized Mr. Pollard to work with the financial services provider to terminate this agreement on terms substantially consistent with the proposed plan.

Mr. Mayer then opened the floor for questions from Members in attendance. No matters requiring action by the Board were brought to its attention during this time.

The Special Meeting was adjourned at 3:30 pm.