

Open Board Meeting Minutes
June 25, 2025

Agenda

1. Thank Denise for her contribution to the neighborhood throughout the years and vote for Matthew Rubino to step into her term
2. Nominate and vote for the new Secretary and Treasurer (not necessarily the same person)
3. Discuss meeting notification methods and acceptable voting methods - propose striking telegram from Bylaws and clarifying online voting as acceptable per the Texas Business Organizations Code Sec. 22.160
4. Take suggestions of how to address Short Term Rentals in the neighborhood
5. Propose reducing the Quorum requirement so we can officially vote in Directors and update the bylaws as needed (see suggested ballot:
<https://forms.gle/GNXNwCoVp6WRsWgR6>)

Minutes

Meeting called to order at 7:04 by President Kathleen Coyle. 4 board members present: KC, JS, QE, DB. 12 owners present in person, 4 owners present online.

1. Thank Denise for her contribution to the neighborhood throughout the years and vote for Matthew Rubino to step into her term
 - a. Jeremy explained that we have vacancies that can be filled by a vote of the board. We have 3 vacancies if Denise wants to stay on, so Matthew can fill that spot. KC nominated Matthew for the spot, and QE Seconded. Unanimous vote for Matthew to become a Director.
2. Nominate and vote for the new Secretary and Treasurer (not necessarily the same person)
 - a. Kathy nominated Devon to be Secretary, seconded by JS and QE. Unanimous vote for Devon to become Secretary.
 - b. No volunteers for Treasurer - position is still open
3. Discuss meeting notification methods and acceptable voting methods - propose striking telegram from Bylaws and clarifying online voting as acceptable per the Texas Business Organizations Code Sec. 22.160
 - a. Thought is to put voting online may increase involvement to not need the quorum change. We could hold discussions at the meetings, then open the online voting only.

- b. People prefer email (then mail and text)
4. Take suggestions of how to address Short Term Rentals in the neighborhood
- a. KC opened discussion with letters from neighbors
 - b. Lawrence says POA has no authority over this subject - take it to the City
 - c. KC says they can call the sheriff if there's a noise or nuisance
 - d. Our POA Board has agreed that if a person is continually harassed by any neighbor, they may call the Sheriff, document, and file a civil suit against it.
 - e. Doug: how do we regulate and manage the ones that currently exist, do we need to add regulations? Doug would like to add a hotel tax and protecting regulation. This would need to be regulated by the City? Doug emailed a proposal to the POA.
 - f. Elenor McCulley proposed to restrict to no STRs allowed. "No one is going to police our neighborhood."
 - g. Katy Hallburg proposes that we write up some guidelines - every STR is required to have an agent who is available 24/7 and some basic rules.
 - h. Margaret suggests it should be put to a vote. Our deed restrictions preclude us from building more than a single family home on one property - regardless of acreage. We have to be careful of the slippery slope allowing people to build extra homes on their properties. We need to protect that by limiting the number of "guest houses". The only license required is the septic
 - i. Justin C said it seems like it would be easier for the City to implement these regulations
 - j. QE explained we can enforce the deed restrictions by liens.
 - k. We will contact the Mayor to ask
 - l. Lawrence thinks people should contact the City
5. Propose reducing the Quorum requirement so we can officially vote in Directors and update the bylaws as needed (see suggested ballot: <https://forms.gle/GNXNwCoVp6WRsWgR6>)
- a. This vote will tell us if enough people will get involved if it's an online vote
6. QE informing the Board of the County Commissioner approved a "bump gate" for emergency access and egress.
- a. We need to make all the neighbors aware of this.

- b. The developer is offering a 12" water line to get us to acquiesce
- c. No longer condos going in, but still open to other development.

Meeting adjourned at 8:07 pm.

Minutes approved at Open Board Meeting on 09/19/2025