

08/11/2025 LHOA Board Meeting

6:10pm

Meeting called to order

**Officers Present**

Brian O'Neill

Helen Kirsh

David Piercey

Sarah Beltran

Olga Beltran

Pamela Campbell

**Old Business**

- Meeting began with a review of the letter to residents for final approval to be mailed out.
- Avery labels for mail out are ready for 150 mail outs to residents for residents feedback. The survey will be online as well as mailed out.

**New Business:**

**Item 1:**

- Violations and complaints of deed restrictions were discussed and it was decided to start enforcement with up to 3 worst violations.
- Discussed a reasonable standard for "Residential Use" vs other based on a percentage of property that is appropriate to be used for business purposes and what is considered to be neighborhood nuisances.
- Determined that one lot is clearly in violation of the Residential Use clause and should be sent a notice
- The second 2 violators to be determined
- Letters to be sent giving them 90 days to get in compliance with deed restrictions.
- Step 1: Letter of violation/warning legal action
- Step 2: Collect signatures on a petition/complaint against violators/raise funds if needed for legal action
- A board member will be calling the sheriff regarding an abandoned car in the ditch on W Hollyhill and another will contact Grimes to have the trees trimmed on Overhill Rd.

- Discussed phone calls with Waller county regarding the general state of the East Hollyhill road; mailboxes are too close to the street and the large hole at FM1774/Hollyhill to be repaired for safety reasons.

Discussion:

- The Board discussed the 1966 Deed Restrictions regarding mobile homes, which blocks they can be placed on and the appropriate size, vs the amended Deed Restrictions of 1984. Some Board members questioned rolling back to the 1966 deed after so many years and title companies handing out the amended restrictions. It was pointed out that we must stick with what's legal; that the differences are small. The Management Certificate with the proper Restrictions on the State website for anyone to review.
- A question arose whether to get an attorney on retainer now. This was put on hold for the time being due to lack of funds. George Bishop (retired attorney/chapel hill) was suggested as a possible contact who might help us find someone to represent us for less than the Krause law firm..

Item 2:

- The board went over the bank accounts and financial position.
  - Balance: about \$6000.00
  - Dues owed: \$15802.00
- The board will move forward with liens on property owners 4+ years in arrears of dues.
- Vote to ratify 2021 to 2024 records and books was passed (Ratification Resolution).

Item 3:

- The board discussed getting DNO liability insurance to protect the board members from potential lawsuits. Estimated cost is \$2600.00 per year.
- There have been no further letters from the attorney of Ray Charles, nor from Vickie Balestrine or her attorney.
- Question tabled for further study.

Item 4:

- The board has proposed a work day for mowing and weed killer along fence lines, cutting of trees on the dam and any other areas that may require this type of maintenance
- It was also proposed to rent a rollback dumpster for a week to help neighbors clean up their property. It was suggested it be placed at the park on E Hollyhill/Mill Creek Run to avoid dumping of construction waste from Mill Creek subdivision. It is proposed to do this 1-2 times per year.

- The board would like to set up the following committees:
  - Lake and Maintenance
  - Mowing Parks
  - Deed Restrictions
  - Others?
- It is the board's goal to have the community take part in keeping the neighborhood up with these proposed committees.

Meeting Adjourned 7:48 pm