Lake HollyHills HOA Board Meeting 10/12/2026
Come to order at 6:10pm

Officers attending:

Brian O'Neill
David Piercey
Zulema Garcia
Chad Tietje
Sarah Beltran
Pamela Campbell (remote)
Helen Kirsch

Old Business

- Report on financials.
  The current bank balance is approximately $11,100. This figure may be reduced once legal bills from the HOA's attorney are received. Since last month, we have had one property owner fully paid off four years of dues, removing the need for a lien on his property, and another who paid 2 years overdue dues on several lots.
- Liens.
  Approximately 11 liens are on track to be filed on November 17, targeting owners four years or more in arrears. The estimated cost for these filings is $275. We currently have 13 liens of the 20 or so recorded October 2024.
- Deed Enforcement.
  A court hearing to set a trial date is scheduled for tomorrow (Oct. 13) for LH v EG.

New Business:

Item 1. Special Meeting Logistics (October 25)

- The special meeting is scheduled for 4:00 PM on Sunday, October 25. The board noted higher community interest, with 16 ballots already received.
- Setup: The board will provide chairs and tables. Due to the earlier sunset, we will also bring some lighting.
- Voting Process: Ballots will be accepted until 5:00 PM.
- Tallying will involve two independent counts to track "Yes/No" votes and preferred dues levels ($75, $100, $125, $150). A given dues level must receive over 50% of the vote to be adopted.
- The Board unanimously approved the tally sheet.

Item 2. Multiple Lots

- Property owners inquired about potential dues relief for multiple empty lots if we are voting to increase them.. The board confirmed that dues are charged per individual lot. The remedy is to officially merge your adjacent lots with the county to reduce tax parcels. There is no provision in the vote to change the structure of the dues (which would require amending the by-laws).

Item 3. D&O Insurance:

- Because of our legal situation, renewal of D&O was quoted at $8000. The board obviously declined to renew. However, per our lawyer and others, under Texas law, generally protect volunteers from personal liability for actions taken in their official capacity.

Item 4. Community Fall Cleanup

- Looking at a community workday Saturday November 4 - pick up trash, clean more off the dam.
- Community yard sale at the park Saturday November 21st, early morning to early afternoon.
- Rent a dumpster between those dates? TBD.

Item 4. Plaintiff Disclosure filed in RC vs LH.

- Attacking the HOA on 2 grounds: 1) the corporate entity reinstatement was 'fraudulent' and 2) deed restrictions were abandoned. The Board rejects these allegations and will continue to fight them.

Item 5. Deed Restrictions.

- Potential new issues - Brian recently sent a warning letter to a property owner who has moved a large piece of equipment onto his lot. Although the lot is large, it appears as a clear non-residential use, and we want to discourage this. The Board was asked to look into the issue prior to the November meeting. They are also to monitor developments on a single lot on W Hollyhill, where someone appears to be prepping to move in a mobile home without water or septic permit. A letter was sent to the owner October 1 reminding him of the deed restrictions and his obligations.

Meeting Adjourned 7:13pm

Addendum 10/13/2026

Update following the hearing for LH vs. EG. The defendant's lawyer moved to consolidate this case with the case against us, RC vs LH, since many of the same issues would arise, and there is substantial overlap of plaintiffs/defendants. No objections were raised by the Board.