

Lake HollyHills HOA Board Meeting 12/8/2025
Come to order at 6:05pm

Officers attending:

Brian O'Neill

Sarah Beltran

David Piercy

Helen Kirsch

Old Business

- Accepted Minutes of 11/10/2025
- Financial Situation - Update: Chase Bank currently at \$4,494, after paying the collection agency. We don't want to go below \$2,000 or we will face monthly fees.
- Expect to talk to lawyer George Bishop after the Board meeting regarding remaining deed violations, so table discussion until after.

New Business:

Item 1: Nuisance under Texas Law is covered in Health and Safety code

- Includes many things we are concerned about: accumulation of trash, old appliances, pools, vehicles, weeds, dangerous conditions such as abandoned houses that might fall down, harboring mosquitoes, or other vermin, decaying matter etc.
- Abatement is handled at the county level. Brian will check with Grimes county on what they will enforce.
- The last resort is to sue in court.
- We might be able to use this to enforce our nuisance restriction.

Item 2: Dues collection. We will start uploading delinquents to the agency for collection. Also, 2026 invoices are to be sent out before the end of December. Sarah and Brian will manage this.

Other items (election planning, park passes) tabled.

Meeting with George Bishop on deed restriction enforcement - 7pm

Major points:

- In general, if a particular deed restriction clause is not enforced, it becomes practically unenforceable over time. Other clauses may still be enforceable, however.

- Our restrictions are unusual in that they allow for individual homeowners to enforce them against each other.
- Mr. Bishop agreed to represent the Association, and to file for an injunction against ___ for violation of the “residential use only” restriction within a week or so.
- The case of ___, where the owner is not in control of what is happening on his lot, is more complex, and requires us to somehow notify whoever is living there.

The meeting was adjourned at 8 pm.