

Minutes of the Board Meeting of the Lake Hollyhill Owners Association, Plantersville, Texas.

1. CALL TO ORDER

Board member Donald Dickerson called the meeting to order at 6:35pm.

2. ROLL CALL OF OFFICERS

Present: Marsha Nienhaus, Sarah Beltran, Maria Garcia, Olga Beltran, Brian O'Neill, David Piercey, Lauren Collins, Donald Dickerson, Helen Kirsch

Absent: None

3. ISSUES DISCUSSED

A. Approval of Previous Minutes: Minutes from previous board meeting on May 19th were approved. Marsha Nienhaus motioned to approve, and Donald Dickerson seconded.

B. Lake Treatments Update: Sarah Beltran reported on the lake treatments, confirming that both treatments were completed successfully. The Alligator weed is expected to die within three weeks. Additionally, the lake management company recommended obtaining a permit to introduce Grass Carp into the lake for vegetation control. They advised applying for the maximum number of carp allowed by Texas Parks and Wildlife, which is 99, although only 40 carp are needed initially. The permit will allow us to bank the remaining carp for future use without needing another permit. The application fee is \$15, and the cost for the 99 grass carp is \$198, totaling \$214. A gate will need to be built across the spillway to contain the carp in the lake. Various gate designs were discussed, and it was agreed to construct it during a workday once the permit is approved. The board approved Sarah to proceed with obtaining the permit from the Texas Parks and Wildlife Department.

C. Filing Liens for Unpaid Dues: Marsha Nienhaus outlined the process for filing liens on properties with unpaid dues: sending a first notice, a certified second notice, and then filing a lien 90 days after the second notice. Marsha provided sample letters for the second notice. The first notices have already been sent. All fees for filing the lien can be charged to the property owner. The county charges \$25 for the first page and \$4 for each additional page, plus the cost of certified mail. The board decided to file liens on properties that are four years in arrears. There are currently 37 such properties, with an estimated filing cost of \$1,300. If dues are collected from these properties, the total would be \$8,700.

D. Property on West Hollyhill (R25852, R25853, R25854): The property on West Hollyhill, which has been cleared and had a pad site placed, was discussed. We will contact the owner to inquire about his plans for the property, as he previously mentioned to another board member that he intended to place several mobile homes on the site.

E. Property on Pin Oak (R26004): The property on Pin Oak was also discussed. The owner was given a two-year extension to complete construction, which ended in May 2024. No progress has been made. We will send a letter to the owner and the real estate agent, noting the

property is out of compliance with deed restrictions. If there is no compliance, the board will take appropriate action.

F. Use of Park Facilities by Non-Property Owners: The board discussed allowing Mill Creek residents to use our park facilities if they paid the annual dues. Due to liability and other issues, the board decided not to allow non-property owners to use the park.

G. Upcoming Community Meeting: The next community meeting will be in September. A newsletter will be sent out in August.

H. Bridge Over Spillway: We discussed building a bridge over the spillway, as visitors have constructed a makeshift bridge with limbs and other materials, restricting the spillway. A footbridge that supports the carp gate will be built.

I. Fencing and Gate for Park Pavilion Area: We have started replacing the fence in the community park with new steel posts and a new gate. David Piercey has donated the steel posts, and volunteers have helped with installation. David is currently welding the remaining fence sections. Once welding is complete, volunteers will remove the old fencing and paint the new one. A combination lock will be added to the gate.

The board meeting adjourned at 7:45pm