

Lake Hollyhill Owners Association
Board of Directors Meeting
July 31, 2024

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, Brian O'Neill, David Piercey, Donald Dickerson

Absent: Lauren Collins

3. ISSUES DISCUSSED

A. Outstanding Dues and Certified Letters:

- After sending out certified letters regarding outstanding dues of 4 years, we received 8 responses with payments totaling \$1,778.
- 10 certified letters were returned as undeliverable.
- We will proceed with filing liens on the properties that received certified letters but still have not paid. These liens will be filed in October after the required 90-day period.
- Marsha noted that the cost for certified mail has increased to \$9.68.
- Current outstanding dues are as follows:
 - 4 years: \$6,800
 - 3 years: \$4,100
 - 2 years: \$1,100
 - 1 year: \$600

B. Financial Report:

- Current bank balance: \$5,492.22

C. Fees and Fines Schedule:

- Discussion on formulating a fees and fines schedule. The bylaws currently do not address fines for violations of restrictions.
- The board will meet in August to discuss the fees and fines schedule.
- The board decided on a \$25 monthly fine until the violation is corrected. If the violation continues, a lien will be filed on the property.
- If the HOA needs to hire an attorney, the legal fees will be paid by the property owner in violation.

D. Liability Insurance:

- David Piercey suggested setting aside funds for liability insurance for board members and HOA properties, including the lake.

E. Abandoned Properties:

- Discussion on abandoned properties in the subdivision. Decision to send letters to property owners.

F. Meeting Schedule:

- Next board meeting: August 20th.
- Next community meeting: September 15th at 2:00 PM.
- Standardized community meetings will be held on the 3rd Sunday of January, April, and September. We will post on the entrance board 7 days prior to the meeting.
- A newsletter will be sent to members in August highlighting the latest updates and announcing upcoming meetings.

G. Lake Management:

- Decision to purchase 40 grass carp fish for the lake to control algae and underwater vegetation, as recommended by the lake management company. Cost: \$17 per fish. Delivery in October.
- Discussion on alligator weed in the lake. The lake was sprayed with pesticides to kill the currently emerged alligator weed. The weed has begun to die and will be slowly consumed by the lake. Due to the seed bank created over the years, alligator weed will continue to emerge and will need to be sprayed for several years to control it.

H. Lawn Service:

- Discussion on the lawn service for the 3 parks in the subdivision. The current lawn maintenance company charges \$300 per cutting.
- Ideas for lowering costs were discussed, including mowing less often and finding another company.

I. Workday and Pavilion Park:

- Discussed scheduling the next workday; the date was not decided.
- Noted that David Piercey did a great job on the new fencing at the pavilion park.
- Several remaining pipes need to be cut and welded to finish the fencing. The fencing will be painted gray, and all old posts will be removed.
- Plans to fix the fencing at the park on the other side of the dam. David Piercey has several more gate posts for this park as well.

The board meeting adjourned at 7:45pm.