

Lake Hollyhill Homeowners Association Board Meeting

Date: Monday, September 8, 2025

Time: 6:00 PM

Location: Community Park Pavilion

Board Members Present

Brian O'Neill

Sarah Beltran

David Piercey

Helen Kirsch

Agenda & Discussion

1. Proposed Policy for Enforcement

- Reviewed the draft policy for enforcement of deed restrictions.
- Policy, if approved, will be filed with Grimes County.
- Key provisions include:
 - 30-day notice of violation.
 - Opportunity for a hearing with the property owner.
 - Board decision by majority vote.
 - If a violation is confirmed, disciplinary action may include:
 - Loss of good standing.
 - Suspension of community rights.
 - Reporting to credit agencies.
 - Pursuing legal remedy via injunction or court order.

2. Property Concern – West Hollyhill

- Discussed ongoing concern regarding use of property for business purposes.
- Specific issue: semi-truck washing on-site with potential chemical runoff into the lake.
- Action item: Verify compliance with TCEQ regulations.

3. Board Actions

- Adopted the “Policy for Enforcement of Deed Restrictions” by vote.
- Approved sending a certified and registered violation letter to the West Hollyhill property owner regarding operating a business from their property.

4. Collection Policy

- Discussed options for a “Collection Policy for Late and Delinquent Assessments.”
- Considered the use of credit reporting as an enforcement tool.
- Action item: Gather additional information on collection service providers.

5. Community Projects

- Proposed a Community Clean-Up Day. Tentative dates:
 - October 4, 2025
 - October 11, 2025
- Discussed adding a sign with park rules at the opposite side of the dam from the pavilion.
- Considered installation of security cameras in community parks.

Adjournment

The meeting was adjourned at 7:25 PM