

Meeting Minutes: Lake Hollyhill Owners Association Board

Date: August 10, 2026

Location: Park Pavilion

Chair: Brian O'Neill

Attendees: Board Members: Brian O'Neill, David Piercey, Chad Tietje, Helen Kirsch, Pamela Campbell. Member: Sherri Tietje

Called to Order: 6:05pm

1. Dues Increase Referendum Planning

The board discussed the finalization of a ballot for a special meeting scheduled for October 25, 2026, to address a budget shortfall. The current \$50 annual dues are insufficient to meet the \$15,000 annual maintenance requirement.

- Ballot Design: The ballot will allow members to vote "Yes" or "No" on an increase and select a maximum cap (\$25, \$50, \$75, or \$100).

- Clarification: Brian O'Neill agreed to amend the ballot to explicitly state that the chosen increase will be added to the existing \$50 base fee (e.g., a \$100 increase results in a \$150 total).

- Voting Procedures:

- Approval requires a majority of those who cast a vote.

- Absentee ballots will be accepted via mail, email, or drop box.

- Legal Notice: Per Texas code, absentee ballots must include a disclaimer that voters waive the right to vote on floor amendments unless they attend in person.

- Timeline: Ballots are scheduled to be mailed in mid-September to satisfy the 30-day notice period.

- Cover letter: Along with the ballots, a cover letter will be sent out emphasizing the long history of collecting dues and the effects of inflation:

1968 LHOA Incorporation includes right to collect maintenance dues

1976 Dues set at \$15 = \$88.37 in today's dollars

1982 raised to \$35 = \$121.00

1996 raised to \$50 = \$130.00

Budgeting \$15k for maintenance = \$125.00 if 120 members are paying.

2. Collections and Liens Report

The board reviewed progress on recovering unpaid assessments to stabilize the association's finances.

- Collection Agency: Seven members have paid back dues after initial referral. Six additional members (owing \$250+ or 4 years in arrears) are scheduled for submission to the agency this week.
- Lien Filings: Approximately 15 new liens are pending. Certified mail notices will be sent next week, providing a final (30-day?) window before filing.
- Legal Compliance: Brian highlighted the four-year statute of limitations on consumer debt in Texas, emphasizing the urgency of filing liens for long-term delinquent accounts.

3. Property Access Request (Donald Gardner)

The board considered a request from resident Donald Gardner for a gate key to facilitate launching a 14-foot aluminum boat via vehicle.

- Deliberation: Members expressed concerns regarding vehicle-related turf damage, liability, and the lack of a formal boat launch facility. Brian suggested accommodation might be made by requesting a security deposit/extra annual fee and a signed waiver. It was noted that other residents manually carry small watercraft to the lake.
- Resolution: The board voted to deny the request for motorized vehicle access/gate keys.

Adjournment: 7:10pm

Next Meeting: September 14, 2026