

Lake HollyHills HOA Special Board Meeting 03/24/2026

Come to order at 6:12pm

Officers attending:

Brian O'Neill
Sarah Beltran
Pamela Campbell
Helen Kirsch
David Piercey

New Business:

Item 1: Legal Answer received from defendant regarding non-residential use of his lot.

- He pleads for dismissal by arguing 1) the HOA neglected to enforce its rules for so many years they are not enforceable; 2) circumstances have changed; 3) the time it took for us to file a complaint was too long. We reject all of these assertions.
- Legal counsel is filing for the injunction.

Item 2: Phone conversation between Brian and Marshall Love (Grimes County Environmental)

- Mr. Love has inspected the 6 properties we filed complaints against, and agreed that they are a public nuisance under Texas code.
- A letter was sent to each, but no response was received.
- Beyond that, the County claims it hasn't the funds for abatement nor the authority (rests with Sheriff) to issue fines for these misdemeanors. He hopes to get funding the coming year.
- This confirms that these properties are in violation of our deed restrictions against nuisance properties.
- The consensus of the Board is to continue to send violation notices to keep up the pressure until we can afford to file something with the court.
- Brian also mentioned he has asked George Bishop what he would charge to send a letter to ___ regarding the goats on W Hollyhill. May need to follow that up with an injunction also.

Item 3: Non-member email requesting permission to fish our lake

- Brian proposed that we should be taking advantage of this by charging an annual fee for the privilege. Doing so could help keep maintenance dues low.
- They would have to sign a liability waiver and the privilege would be conditioned on their continued good behavior.
- Board members raised concerns that this would be giving away privileges owned by the property owners, and shouldn't be done just by the Board alone.
- It was agreed to put it to a vote at the Annual Meeting.

Meeting Adjourned: 7:16pm