

## MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF GATTLING CREEK OWNERS' ASSOCIATION

### I. Meeting Information:

A meeting of the Board of Directors of GATTLING CREEK OWNERS' ASSOCIATION ("the Corporation") was held as follows:

Type of meeting: Special

Date of meeting: May 5, 2025

Time of meeting: 5:30 PM

Location of meeting: 17017 Mustang Creek Rd, Millersview, TX 76862

### II. Persons Present at Meeting:

A. The following directors were present:

Director No. 1: Mark Drain, President

Director No. 2: Paul Michum, Vice President

Director No. 3: Laura Beeson, Secretary/Treasurer

Director No. 4: Tammy Chamberlain, Director

Director No. 5: \_\_\_\_\_

### B. The following directors were not present:

Absent Director No. 1: Chance Woods, Director

Absent Director No. 2: \_\_\_\_\_

Absent Director No. 3: \_\_\_\_\_

### C The following additional persons were in attendance at the meeting:

Jon Chamberlain

Additional names on attachment hereto. \_\_\_\_\_

### III. Business Conducted:

#### A. Call to order

Mark Drain, President presided as Chair of the meeting and Laura Beeson served as Secretary.

The Chair called the meeting to order and announced that the meeting was held pursuant to:

A written notice of meeting that was given to all directors of the corporation. A copy of this notice was ordered inserted in the minute book immediately preceding the minutes of this meeting.

#### B. Member forum:

Members in attendance were provided with an opportunity to address the board. Given the number of members desiring to speak and the estimated time necessary for the board to cover the normal business, the Chair indicated that each member would be allowed to speak for N/A minutes. The following members in attendance addressed the board concerning the following topics:

Member Name: \_\_\_\_\_ Topic of Discussion: \_\_\_\_\_

None \_\_\_\_\_

### C. Agenda items:

The following business was conducted pertaining to items that were included on the agenda for the meeting for discussion and possible action on:


1. **Discuss and consider actions pertaining to Violation on Tract 37, 15001 Gattling Creek Loop – unpermitted operation of an Airbnb which is a violation of the Gattling Creek Owners' Association Conditions, Covenants and Restrictions** – A complaint received regarding an unpermitted operation of an Airbnb by property owners Elliot and Jessica Ball was discussed. Operation of an Airbnb is a violation of the Gattling Creek Owner's Association Conditions, Covenants and Restrictions (CCRs). Mark Drain made a motion that the HOA contact the Ball's by phone notifying of the violation and send a Notice of Violation in compliance with the Gattling Creek Owners' Association Fines and Assessment Policy and Enforcement of the CCRs. Motion was seconded by Tammy Chamberlain. Motion carried unanimously.

### IV. Adjournment of meeting.

There being no further business, upon motion duly made by Paul Michum and seconded by Laura Beeson, and unanimously carried, the meeting was adjourned at: 5:42 PM.

Dated: May 5, 2025

Laura Beeson, Secretary/Treasurer:



Signature: Laura Beeson

Approved:

Dated: 6/2/2025

Chair: Mark Drain



Mark Drain

# Meeting Attendance Roster

Date of Meeting: May 5, 2025

Time of Meeting: 5:30 PM

Type of Meeting: Board of  
Directors' Meeting

Address / Unit No.

17017 Mustang Creek Rd

Millersview, TX 76862

## **Board Members Present:**

Mark Drain, President

Paul Michum, Vice President

Laura Beeson, Secretary/Treasurer

Tammy Chamberlain, Director

## **Association Members Present:**

Jon Chamberlain

---

Battling Creek Owners' Association

P.O. Box 13

Millersview, TX 76862

Mark Drain, President, 325-939-1489

Laura Beeson, Secretary/Treasurer, 325-234-2524