

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

### I. Meeting Information:

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

Type of meeting: Regular

Date of meeting: January 10, 2026

Time of meeting: 2:00 PM

Location of meeting: Lake Ivie VFD, 10349 Lake Country Rd, Paint Rock, TX 76866

### II. Directors 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: \_\_\_\_\_

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

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

Absent Director No. 1: Tammy Chamberlain, Director

Absent Director No. 2: Chance Woods, Director

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

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

Guy Scott, Dillard & Chera Nall, Donald Collins, Bob Beeson, Garry & Susan Weddle, Jon Chamberlain, Elliot Ball, Tony & Suzzette Whitley, Paul Pasqua, Shawn & Kelly Henry, Mike Richardson, Wade & Camille Allen

### The following members were represented by Proxy:

Proxy Holder's Name	Representing	# of Votes
Jon Chamberlain	Deborah Ann Madden	1
Bob Beeson	Chanston & Ginger Woods	1
Bob Beeson	David & Barbara Robillard	2
Jon Chamberlain	Billy Joe Thrash	2
Jon Chamberlain	Mark & Brandey Peck	1

### 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 at 2:01 PM and the business items below were discussed.

#### B. Agenda items:

Gatting Creek Owners' Association  
P.O. Box 13  
Millersview, TX 76862

Mark Drain, President, 325-939-1489  
Laura Beeson, Secretary/Treasurer, 325-234-2524

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

**1. Approval of Minutes from prior meetings**

January 4, 2025, Members Annual Meeting - Minutes from the January 4, 2025, Annual Meeting were distributed. Secretary/Treasurer Laura Beeson read the minutes. No changes were requested. Mark Drain made a motion to approve the minutes as presented, seconded by Paul Michum. Motion carried unanimously.

**2. Approval of 2025 Treasury Report**

Secretary/Treasurer Laura Beeson read the 2025 Financial Report. The bank balance on 1/1/25 was \$20,703.22, 2025 expenses totaled \$11,856.87, 2025-2026 Assessments collected totaled \$10,067.50, and the bank balance as of 12/31/25 was \$18,913.85. Motion to approve the 2025 Treasury Report was made by Mark Drain, seconded by Paul Michum. Motion carried unanimously.

**3. Election of 2026 Gattling Creek Owners' Association Officers, Directors, and Committee Members**

**a. Director**

Director Chance Woods has moved and no longer lives in the area. For this reason, he has requested to be replaced with a new Director for the Board. Volunteers were requested. There being no volunteers, Jon Chamberlain made a motion to elect Shawn Henry as Director. After a discussion of duties, Shawn accepted the nomination. Bob Beeson seconded the motion. Motion carried unanimously, and Shawn Henry was elected as Director.

2026 Directors and Officers are:

President	Mark Drain
Vice-President	Paul Michum
Secretary/Treasurer	Laura Beeson
Director:	Shawn Henry
Director:	Tammy Chamberlain

**4. Approval of 2026 Annual Budget**

A copy of the 2026 Annual Budget was distributed, total expected Revenue is \$10,500 from Annual Assessments, total anticipated expenses is \$9,655. Members discussed the budget. No changes were suggested. Mark Drain made a motion to approve the budget, seconded by Paul Michum. Motion carried unanimously.

**5. Approval of Annual Assessment Fees**

Members discussed Assessment Fees and whether to raise them or keep them the same for 2026. After a short discussion, Mark Drain made a motion to leave the Annual Assessment Fees at \$175 per lot for 2026, seconded by Shawn Henry. Motion carried unanimously.

## 6. Approval of funding CPA for 2025 Annual Tax Filing

The Association currently uses Brandon Killough, CPA. His fees for last year were \$350. This year's fee is expected to remain the same amount. Paul Michum made a motion to continue to use Brandon Killough for the 2025 Annual Tax Filing, seconded by Guy Scott. Motion carried unanimously.

## 7. Discussion of pending old / new business

Mark Drain discussed a request from one of the property owners to break down all boxes before placing them in the dumpsters to conserve needed space each week. This is especially important during peek holidays when the dumpsters are extremely full.

Mark Drain discussed the rules for Architectural Committee requests and stressed the importance of including all required information in each request such as the dimensions, location, and material to be used, as well as, start and end dates for each project.

Road improvements were discussed. Last year the Gattling Creek Owners' Association completed \$4,000 worth of work in road improvements. A suggestion was made to contact Judge Dillard at Concho County to see if there is any reused asphalt that the Association could use to place on the roads this year.

Fences were discussed, and it was noted that 4 wire fencing with 1 barb at the top should be used instead of 7 wire fencing to help keep the deer from being entangled.

Mike Richardson discussed gates at each association road entrance as a way to keep unwanted traffic off the roads and help keep any unwanted persons out of the area. If there are not enough funds for gates at all 4 entrances, maybe just one gate per year. Jon Chamberlain and Guy Scott mentioned the costs of the gates as too cost prohibitive. All agreed.

To help clean up the entrance areas and Common Area, a Workday was suggested. All agreed to a date for the Workday of April 18, 2026, from 9:00 AM until finish. We can meet at the Common Area. Road materials such as Rock Asphalt can be purchased and ready to put down that day. The brush around the entrances can be cleared, and the fence piping at each entrance painted white to help spruce up the area. The Common Area can also be cleaned up. Mike Richardson volunteered some fluorescent reflector tape that can be used at each of the entrances. Adding additional road name signage to the other side of each entrance was also suggested. Notices for the Workday will be sent to all property owners.

Mark Drain discussed the new Texas HOA laws that went into effect this year. To meet these requirements, our CCR's need to be updated with the new language regarding the prohibition of short-term rentals and the allowance of electronic meetings, as HOAs are now allowed to meet and to vote electronically. Mark Drain made a motion that the Association present the information to our attorney to help update our CCRs appropriately to meet the new Texas HOA rules, seconded by Garry Weddle. Motion carried unanimously.

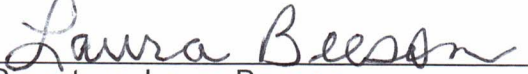
Clarification was requested regarding the allowance for 4H show hog projects. The section of the CCRs which states no swine is allowed on HOA properties was read. It was suggested that the owners present a formal request with all the details to the board for a formal vote.

**IV. Adjournment of meeting.**

Mark Drain made a motion to adjourn the meeting, seconded by Paul Michun. Motion carried unanimously, and the meeting was adjourned at 3:02 PM.

Dated: January 10, 2026

Laura Beeson, Secretary/Treasurer:



Signature: Laura Beeson

**Approved:**

Dated: 2-9-2026

Chair: Mark Drain



Mark Drain

# Meeting Attendance Roster

Date of Meeting: January 10, 2026

Time of Meeting: 2:00 PM

Type of Meeting: Annual Members Meeting

Address / Unit No.: Lake Ivie VFD

10349 Lake Country Rd, Paint Rock, TX 76866

## Board Members Present:

Mark Drain, President

Paul Michum, Vice-President

Laura Beeson, Secretary/Treasurer

## Association Members Present:

Guy Scott

Dillard & Chera Nall

Donald Collins

Bob Beeson

Garry & Susan Weddle

Jon Chamberlain

Elliot Ball

Tony & Suzzette Whitley

Paul Pasqua

Shawn & Kelly Henry

Mike Richardson

Wade and Camille Allen

Deborah Madden – By Proxy

David & Barbara Robillard – By Proxy

Mark & Brandey Peck – By Proxy

Billy Joe Thrash – By Proxy