

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 4, 2025

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: Chance Woods, President

Director No. 2: Paul Michum, Vice-President

Director No. 3: Laura Beeson, Secretary/Treasurer

Director No. 4: Mark Drain, Director

Director No. 5: _____

B. The following directors were not present:

Absent Director No. 1: Tammy Chamberlain, Director

Absent Director No. 2: _____

Absent Director No. 3: _____

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

Monty & Haleigh O'Neal, Donald & Penelope Collins, Bob Beeson, Garry & Susan Weddle, Jon Chamberlain, Elliot Ball, Miera Michum, Kevin Gibson, and Wade & Camille Allen

The following members were represented by Proxy:

Proxy Holder's Name	Representing	# of Votes
Chance Woods	Dustin Ratliff	1, plus 1 shared
Chance Woods	David & Barbara Robillard	2
Jon Chamberlain	Mark & Brandey Peck	1
Jon Chamberlain	Paul & Glenda Pasqua	2
Jon Chamberlain	Billy Joe Thrash	2

III. Business Conducted:

A. Call to order

Chance Woods, President presided as Chair of the meeting and Laura Beeson served as Secretary.

The Chair called the meeting to order at 2:03 PM and the business items below were discussed.

B. 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. Approval of Minutes from prior meetings

January 6, 2024, Members Annual Meeting - Minutes from the January 6, 2024, Annual Meeting were distributed. Secretary/Treasurer Laura Beeson read the minutes. No changes were requested. Kevin Gibson made a motion to approve the minutes as presented, seconded by Bob Beeson. Motion carried unanimously.

2. Approval of 2024 Treasury Report

Secretary/Treasurer Laura Beeson read the 2024 Financial Report. The bank balance on 1/1/24 was \$19,409.87, 2024 expenses totaled \$7,177.65, 2024-2025 Assessments and filing fees collected totaled \$8,471.00, and the bank balance as of 12/31/24 was \$20,703.22. Motion to approve the 2024 Treasury Report was made by Bob Beeson, seconded by Paul Michum. Motion carried unanimously.

3. Approval of 2025 Annual Budget

A copy of the 2025 Annual Budget was distributed, total expected Revenue is \$10,500 from Annual Assessments, total anticipated expenses is \$9,900. Members discussed the budget. A suggestion was made to ask Concho County to take over the association roads. It was felt that the viability of this suggestion was a long shot.

Road repairs were discussed. Elliot Ball thanked the volunteers for patching the roads last year. Mark Drain helped make these repairs, and his efforts were appreciated. Elliot Ball suggested filling the large holes in the roads with concrete. Jon Chamberlain and Mark Drain discussed Rock Asphalt road material that was researched last year that only needs water added to it. Members will be notified when road materials are ordered this year for a possible Workday or additional meeting to determine the areas of the roads that need the most attention, and to help with the labor to lay the material on the roads.

Gates at each association road entrance were discussed as a way to keep unwanted traffic off the roads, but it might be a hassle with CRMWD personnel in and out, trash trucks, and delivery trucks coming and going. The cost of the gates is also prohibitive.

Motion to donate \$500 to Lake Ivie VFD for 2025 was made by Kevin Gibson, seconded by Chance Woods. Motion carried unanimously.

Paul Michum made a motion to approve the budget, seconded by Jon Chamberlain. Motion carried unanimously.

4. Approval of funding CPA for 2024 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. Kevin Gibson made a motion to continue to use Brandon Killough for the 2024 Annual Tax Filing, seconded by Bob Beeson. 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. Kevin Gibson made a motion to leave the Annual Assessment Fees at \$175 per lot for 2026, seconded by Bob Beeson. Motion carried unanimously.

6. Election of 2025 Gattling Creek Owners' Association Officers, Directors, and Committee Members

a. President

The position of President is up for election this year. Volunteers were requested, and a discussion ensued. Bob Beeson nominated Mark Drain as President, seconded by Jon Chamberlain. Motion carried unanimously, and Mark Drain was elected as President.

b. Director

The election of Mark Drain as President left an open Director's position. Volunteers were requested, and a discussion ensued. Several volunteers were asked if they were interested, and all declined. Bob Beeson nominated Chance Woods as Director, seconded by Paul Michum. Motion carried unanimously, and Chance Woods was elected as Director.

2025 Directors and Officers are:

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

7. Discussion of pending old / new business

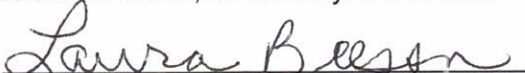
Jon Chamberlain requested Mark Drain to contact the Rock Asphalt company to see when we could get some road materials in. Garry Weddle volunteered his equipment to help unload the material when it comes in.

IV. Adjournment of meeting.

Kevin Gibson made a motion to adjourn the meeting, seconded by Chance Woods. Motion carried unanimously, and the meeting was adjourned at 3:05 PM.

Dated: January 4, 2025

Laura Beeson, Secretary/Treasurer:



Signature: Laura Beeson

Approved:

Dated:

Chair: Chance Woods



Chance Woods

Meeting Attendance Roster

Date of Meeting: January 4, 2025
 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:

Chance Woods, President
 Paul Michum, Vice-President
 Laura Beeson, Secretary/Treasurer
 Mark Drain, Director

Association Members Present:

Monty & Haleigh O'Neal
 Donald & Penelope Collins
 Bob Beeson
 Garry & Susan Weddle
 Kevin Gibson
 Jon Chamberlain
 Elliot Ball
 Miera Michum
 Wade and Camille Allen
 Dustin & Chrissie Ratliff – By Proxy
 David & Barbara Robillard – By Proxy
 Mark & Brandey Peck – By Proxy
 Paul & Glenda Pasqua – By Proxy
 Billy Joe Thrash – By Proxy