

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 6, 2024

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: Laura Beeson, Secretary/Treasurer

Director No. 3: Tammy Chamberlain, Director

Director No. 4: Mark Drain, Director

Director No. 5: _____

B. The following directors were not present:

Absent Director No. 1: Terry Kemp, Vice-President

Absent Director No. 2: _____

Absent Director No. 3: _____

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

Guy Scott, Donald & Penelope Collins, Bob & Laura Beeson, Chanston & Ginger Woods, Jon & Tammy Chamberlain, Elliot & Jessica Ball, Jack & Lois McCreery, Mark Drain, Paul & Miera Michum, and Tommy Green (for Lindsey Britt)

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	Deborah Madden	1
Jon Chamberlain	John & Trish Hope	1
Jon Chamberlain	Mark & Brandey Peck	1
Jon Chamberlain	Bryan Wade & Camille Allen	2
Jon Chamberlain	Paul & Glenda Pasque	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 2:06 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 2023 Treasury Report

Acting Secretary Laura Beeson read the 2023 Financial Report. The bank balance on 1/1/23 was \$6,714.85, 2023 expenses totaled \$3,992.48, 2022-2024 Assessments collected totaled 16,687.50, and the bank balance as of 12/31/23 was \$19,409.87. Motion to approve the 2023 Treasury Report was made by Tammy Chamberlain, seconded by Mark Drain. Motion carried unanimously.

2. Approval of Minutes from prior meetings

a. July 1, 2023, Members Special Meeting - Minutes from the July 1, 2023, Special Meeting were distributed. Jessica Ball noted that the time the meeting started was incorrect and should be changed to a start time of 2:17 PM. Ball suggested the minutes should reflect the members present as well as the members present by proxy, and what accurately happened. Ball did not agree with the wording of the minutes. Chance Woods requested all Gattling Creek Owners' Association property in Ball's possession be returned. A meeting date and time was requested. Bob Beeson offered to stay 30 minutes after today's meeting if Ball could bring the information and property to the Lake Ivie Fire Station, a neutral location. Ball was unsure of her schedule after the meeting. No date or time could be determined. Chance Woods made a motion to approve the minutes with the change of the start time to 2:17 PM, seconded by Mark Drain. All members present approved with the exception of Jessica Ball who opposed. Motion carried.

b. February 4, 2023, Members Annual Meeting – Jessica Ball had copies of the February 4, 2023, Members Annual Meeting which were read by Acting Secretary Laura Beeson. Motion to approve the February 4, 2023, minutes as written was made by Mark Drain, seconded by Chance Woods. Motion carried unanimously.

3. Approval of 2024 Annual Budget

A copy of the 2024 Annual Budget was distributed, total expected Revenue is \$10,500 from Annual Assessments, total anticipated expenses is \$9,000. Tommy Green asked why there was a difference in the amount for liability insurance between last year and this year. Chance Woods explained that last year the Association purchased liability insurance for both the common areas and for the

Board of Directors. To save money, this year, the Association would only be purchasing liability insurance for the common areas. Once the budget was created, the Board of Directors determined that there was only a small surplus left over after expenses, so costs needed to be curtailed. Elliott Ball questioned why the Board felt they needed liability insurance for the Board of Directors. This was just a decision by the Board of Directors who tried to make the best decision they could at the time. Roadwork was discussed, and Chance Woods explained that to completely retop just Gattling Creek Loop, the estimates had come in at \$165,000-\$200,000. The Association does not have the funds to completely retop all of the roads. The only thing funds available will cover is some patchwork.

Notices for Board Meetings were discussed. Jack and Lois McCreery explained that they did not have good internet service, so they did not always see the Board Meeting notices posted on the Association website. Jessica Ball stated that board meeting notices also had to be mailed to each member. Posting on the website was believed to be the rule, but this will be researched to determine the requirement, and the Association will meet the requirement. Lois McCreery made a motion that the Board of Directors have regular meetings held the same time each Quarter, such as the first weekend of each Quarter, seconded by Mark Drain. Motion carried. A discussion ensued as to the practicality of this schedule, and all agreed that the Association needs to communicate with the members. Lois McCreery withdrew her motion, seconded by Ginger Woods. Motion carried.

Motion to donate \$500 to Lake Ivie VFD for 2024 was made by Jack McCreery, seconded by Bob Beeson. Motion carried unanimously.

Mark Drain made a motion to approve the budget (with the increase in donations from \$200 to \$500), seconded by Chance Woods. Motion carried unanimously.

4. Approval of funding CPA for 2023 Annual Tax Filing

The Association currently uses Brandon Killough, CPA. His fees for last year were \$300. This year's fee is unknown but will be around the same amount. Bob Beeson made a motion to continue to use Brandon Killough for the 2023 Annual Tax Filing, seconded by Chance Woods. Motion carried unanimously.

5. Election of 2024 Gattling Creek Owners' Association Officers, Directors, and Committee Members

The positions of Vice-President and Secretary/Treasurer are up for election this year, as members currently holding these positions are filling unexpired terms.

a. Vice-President

Volunteers were requested, and Paul Michum volunteered. Bob Beeson made a motion to elect Paul Michum as Vice-President, seconded by Chance Woods. Motion carried unanimously.

b. Secretary/Treasurer

Bob Beeson made the motion to elect Laura Beeson as Secretary, seconded by Jon Chamberlain. All members present approved with the exception of Jessica Ball who opposed. Because the vote was not unanimous, a vote by Paper Ballot was held. Paper Ballots were distributed. The result of the votes of all members voting in person and by proxy was 21 voting "Yes" for Laura Beeson as Secretary/Treasurer and 1 voting "No". Jon Chamberlain made a motion to accept the ballot results, seconded by Chance Woods. All members present approved with the exception of Jessica Ball who opposed. Motion carried.

2024 Directors and Officers are:

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

6. Approval of Annual Assessment Fees

Chance Woods made a motion to leave the Annual Assessment Fees at \$175 per lot for 2024, seconded by Jessica Ball. Motion carried unanimously.

7. Discussion of pending old / new business

Jessica Ball discussed trees and brush overhanging in certain areas of the roadway on Gattling Creek Loop. A Workday was suggested. Jon Chamberlain indicated that he could shred the brush in the area (about 600'), spray for weeds, and look at trees that might need trimming. The weed spray would cost about \$100. Jessica Ball made a motion to approve this clean up using environmentally safe chemicals, seconded by Chance Woods. Motion carried unanimously.

Jessica Ball questioned the assessment fees for a few lots marked as A & B and whether these should be full assessments. Laura Beeson explained that the Association is researching this in the County Clerk records, but it appears these were sold as individual lots from the developer. More research is needed.

Jessica Ball questioned a few checks written at the end of her term. Chance Woods explained that because the Association did not receive any of the Association property back from Jessica Ball, which still remains in her custody, such as the bank account checks, the Association had to open a new bank account and close the original bank account. One of the checks in question was to the CPA which was rewritten using the new bank account. The second check was written to Everet S. and no one knew who Everet S. was, and the Association did not have a bill or invoice to match to the check. Jessica explained that Everet S. is someone that she knows who was working on the website approved in the February 2023 Annual meeting, and that he had completed work on this project, and it was voted on and approved at that meeting. Chance Woods reiterated that the Association did not have an invoice or a bill, and that the Board had gone in a different direction and had already created a website.

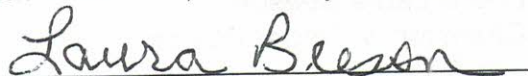
Miera Michum inquired as to whether a date or time had been determined for the return of the Association's property. Being a new member, she was willing to be the neutral party for the return of the property. No response was provided. Jessica indicated that she would return the property to Laura Beeson at the church they mutually attend.

IV. Adjournment of meeting.

Chance Woods made a motion to adjourn the meeting, seconded by Jon Chamberlain. All members present approved with the exception of Jessica Ball who opposed. Motion carried, and the meeting was adjourned at: 3:45 PM.

Dated: January 6, 2024

Laura Beeson, Secretary/Treasurer:

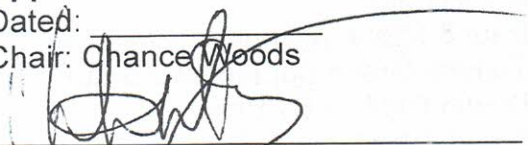


Signature: Laura Beeson

Approved:

Dated: _____

Chair: Chance Woods



Chance Woods

Meeting Attendance Roster

Date of Meeting: January 6, 2024

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
Laura Beeson, Secretary/Treasurer
Tammy Chamberlain, Director
Mark Drain, Director

Association Members Present:

Guy Scott
Donald & Penelope Collins
Bob & Laura Beeson
Chanston & Ginger Woods
Jon & Tammy Chamberlain
Elliot & Jessica Ball
Jack & Lois McCreery
Mark Drain
Paul & Miera Michum
Tommy Green (for Lindsey Britt)
Dustin Ratliff – By Proxy
David & Barbara Robillard – By Proxy
Deborah Madden – By Proxy
John & Trish Hope – By Proxy
Mark & Brandey Peck – By Proxy
Bryan Wade & Camille Allen – By Proxy
Paul & Glenda Pasqua – By Proxy
Billy Joe Thrash – By Proxy