

## 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: Regular

Date of meeting: December 12, 2023

Time of meeting: 5:00 PM

Location of meeting: 17016 Mustang Creek Rd, Millersview, TX 76862

### II. Persons 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:

\_\_\_\_\_  
\_\_\_\_\_

Additional names on attachment hereto.

### 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 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. **Approval of Minutes from prior meeting** – Chance Woods made a motion to approve the minutes from the October 9, 2023 Board of Director's Meeting, seconded by Mark Drain. Motion carried unanimously.
2. **Discuss and consider actions pertaining to complaints received for noncompliance with Gattling Creek Owners' Association Conditions, Covenants and Restrictions** – A complaint was received regarding property owner Jack McCreery in regard to an RV/Motor Home being used for living quarters on his property by Terry and Tammy McCreery. Director Mark Drain is a neighbor of Jack McCreery and confirmed that this violation is occurring. Drain has already notified Mr. McCreery of the violation. Some Board members were surprised about the violation, as McCreery was a former member of the Architectural Committee and is very aware of the rules. Terry and Tammy McCreery formerly owned property in Gattling Creek Subdivision, and they are also aware of the rules. Additionally, Tammy McCreery is a local realtor and is very aware of the rules. This appears to be a blatant violation, as all parties involved are fully aware that this is a violation of the CCRs. Board members asked that a letter be sent to Mr. McCreery officially notifying him of the violation, asking for immediate removal, and providing a deadline of 4 days (until Saturday, December 16, 2023).

### IV. Adjournment of meeting.

There being no further business, upon motion duly made by Chance Woods and seconded by Mark Drain, and unanimously carried, the meeting was adjourned at: 5:35 PM.

Dated: December 12, 2023

Laura Beeson, Secretary/Treasurer:

\_\_\_\_\_  
 Signature: Laura Beeson

### Approved:

Dated: \_\_\_\_\_

Chair: Chance Woods

\_\_\_\_\_  
 Chance Woods

# Meeting Attendance Roster

Date of Meeting: December 12, 2023

Time of Meeting: 5:00 PM

Type of Meeting: Address / Unit No.  
Board of Directors' 17016 Mustang Creek Rd  
Meeting Millersview, TX 76862

## **Board Members Present:**

Chance Woods, President  
Laura Beeson, Secretary/Treasurer  
Tammy Chamberlain, Director  
Mark Drain, Director

## **Association Members Present:**

None