

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 12, 2025

Time of meeting: 5:30 PM

Location of meeting: 15000 Waloope 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: Chance Woods, Director

B. The following directors were not present:

Absent Director No. 1: _____

Absent Director No. 2: _____

Absent Director No. 3: _____

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

None

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 a complaint received from property owners of Tract 37 regarding structure on Tract 36 possibly extending onto Tract 37**– A complaint received regarding a structure from Tract 36 possibly protruding onto Tract 37 was discussed. This structure appears to be on the property line, but the actual location of the property line cannot be accurately determined without a survey. Research determined that the RV cover structure on Tract 36 was approved by the Architectural Committee prior to the CCRs on 09/29/03, and the previous property owner sent a letter of approval for the structure on 08/03/03. This structure has been in place for over 21 years and was in place when the current Tract 37 property owners purchased the property on 08/25/2020. Due to these facts, this is a property line dispute between property owners. Motion to send a letter to the complainant notifying of this information was made by Chance Woods and seconded by Paul Michum. Motion carried 4-0. Director Tammy Chamberlain abstained from the vote.

2. **Discuss and consider actions pertaining to a complaint received from property owners of Tract 37 regarding animals from Tract 36 killing chickens on Tract 37 and animals from Tract 42 running free.**– Complaints received regarding animals from Tract 36 killing chickens on Tract 37 and animals from Tract 42 running free were discussed. Board members noted that a number of animals have been seen running free including a former dog of the Complainant. Several dogs, as well as several chickens from several property owners have been seen running free. In regard to cats killing chickens on Tract 37, several feral cats have been seen in the neighborhood, and some have been recently relocated. Some of these feral cats have resembled the cats owned by Tract 36 property owners. In order to determine which animals are killing the chickens, further information is needed such as the dates of the incidents, time of day, and any possible pictures or videos. Tract 37 owners did send a photo of chickens killed to Tract 36 owners, but this was over 3 years ago on 08/08/21. Tract 36 owners will try harder to keep their cats on their property, and Tract 42 owner avowed to keep his dog on his property. It is probably prudent to send all Gattling Creek property owners a letter reminding them of the CCR rules in regard to keeping their animals on their respective property. Chance Woods made a motion to send Notices of Violation to Tract 36 and Tract 42 property owners notifying of the violation of Section 21 of the CCRs in compliance with the Gattling Creek Owners' Association Fines and Assessment Policy and Enforcement of the CCRs and to send a letter to

the Complainant notifying of the efforts of the violators to correct the violations. Motion was seconded by Laura Beeson. Motion carried 3-0. President Mark Drain and Director Tammy Chamberlain abstained from the vote.


A second part of this complaint was regarding a fence built by Tract 36 property owner which extends along the property line of Tracts 36 and 37. Research determined that Tract 36 property owners did send in a request for the fence which was approved by the Architectural Committee on March 21, 2021. The fence was also approved Tract 37 property owner on April 15, 2021. A site inspection was conducted, and the fence meets the specifications of the approval from the Architectural Committee on March 21, 2021. Motion to notify the complainant of this information was made by Mark Drain and seconded by Paul Michum. Motion carried 4-0 with Director Tammy Chamberlain abstaining from the vote.

IV. Adjournment of meeting.

There being no further business, upon motion duly made by Mark Drain and seconded by Chance Woods, and unanimously carried, the meeting was adjourned at: 6:18 PM.

Dated: May 12, 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 12, 2025

Time of Meeting: 5:30 PM

Type of Meeting: Board of

Directors' Meeting

Address / Unit No.
15000 Waloope Rd
Millersview, TX 76862

Board Members Present:

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

Association Members Present:

None