

Sportsman's World Recreational Association, Inc.

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*Board of Directors Minutes of November 8, 2024*

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Board Members Present: Jeff Watters and Roy Davis

Also present: Amanda Terry, Merit & Hannah Holstein, Nancy Warren, Christine Watters, Larry Murphy, Wayne & Carol Cashion.

Jeff Watters called the meeting to order at 3:01 pm

The Board approved the minutes from the October meeting.

The Board approved the financial statements for October.

New Business: Restated DCCR's reviewed, tabled to next meeting

Annual audit: The price for an audit ranges from 10K to 20K and would be done on site. The current monthly financials are prepared by Crawford, Carter, Durbin, CPA. Those financials are posted to the website. The question has been asked if the financials provided will suffice and meet the covenant requirement. Once we hear from legal counsel we will report back.

Open Forum: Carol Cashion questions the title of the "Restated DCCRs" document. There are no changes, no amendments, therefore this document does not have to be voted on by 2/3 of the members. This document references new and updated Texas HOA laws and regulations. The board will reach out to legal counsel regarding the title of the document and report back at the next meeting. Carol also asked about naming an ACC for the SWRA Board. The SWRA, ACC duties are defined in the covenants. All maintenance and repairs are to go through the ACC committee prior to any work being done. A new ACC Board will be named at the next meeting by the Board of Directors. Carol wanted to verify that the SWPO and SWRA records contain documents pertaining to Residential Estate Lot applications and approvals. Are the estate lots subject to the replat policy the board adopted on July 1, 2024. SWPO will look into this and report back as the REL's go through the SWPO board, not the SWRA board. We will revisit this topic at the next monthly meeting.

The Board approved invoices and signed checks.

The next monthly meeting will be held on 12/13/2024.

Meeting adjourned at 3:28pm.