

Sportsman's World Recreational Association, Inc.

Board of Directors Minutes of December 13, 2024

Board Members Present: Jeff Watters, Roy Davis, and Sandy Winkelman

Also present: Merit & Hannah Holstein, Larry Murphy, Wayne & Carol Cashion, John Truesdell, Vincent Yakubanski

Jeff Watters called the meeting to order at 3:00 pm

The Board approved the minutes from the November meeting.
The Board approved the financial statements for November.

Old Business:

Restated DCCR's approved to be posted to the SWRA website

New Business:

Nominating Committee: Terry Ortiz will replace Tony Lee

Architectural Control Committee: Todd Burns, Scott Parrish, Colton Puckett

Open Forum:

Vincent Yakubanski asked if the Smart barndo on Hells Gate Loop had been replatted from 4 lots to 1. The answer is yes. Vincent also asked if the cattle trailer parked at the stables was a homeowner and were they paying rent. Yes, homeowner, no rent because it is an amenity for all property owners. Vincent asked if the dues for Antler Dr and the Airport tracts has been figured out. The answer is yes. Roy also explained the Hideaway cabins in section 11, res B & C have also been re-assessed properly. Vincent asked about the Christmas lights at the entrance. Roy explained it was a \$300 charge and the board feels that small expenditure was the right thing to do. Vincent asked if I, (Amanda Terry) received a 1099 and if so was it a 1099NEC. The answer is yes. Amanda uses her own cell phone to make and receive calls from property owners, vendors, etc. She also uses her own computer and makes her own hours whether she works from home or in the SW office. She is a contract employee.

Carol Cashion wanted to make it clear that she did not agree with the word "restated" for the Summary of Covenants. She is afraid it gives the impression that the Covenants have been changed, however that is not the case. This document is up to date with the Texas HOA laws. Carol asked about Residential Estate Lots and whether they were exempt from the replat change that went into effect on July 1, 2024. The answer is yes; however clarification will be sought. Carol asked if the board hired an auditor as stated in the by-laws. Jeff said no, the board is not going to spend \$10-20k for an annual audit when we have an outside CPA firm that completes our monthly and yearly financials. Jeff explained that SWRA is responsible for all the assets including roads, tennis courts, pools, runway, etc without any assistance from the county or the state. We rely solely on the income from assessments which is minimal so keeping costs down is crucial. Carol asked if a check register could be included in the monthly financials. The answer is yes, a check register will be included from now on.

The Board approved invoices and signed checks.

The next monthly meeting will be held on January 10, 2025.

Meeting adjourned at 3:22pm.