

Sportsman's World Recreational Association, Inc.

Board of Directors Minutes of February 13, 2026

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

Also present: Amanda Terry, Wayne & Carol Cashion, Christine Watters, and John Truesdell, Bob McCormick, Larry Murphy, James Smith

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

Sandy Winkelman reviewed the financial statements for January. There is 27,000 in outstanding assessments as of January 31, 2025.

The Board approved the financials, invoices, and signed checks.

Old Business:

VRBO Registration Fee: Update- The Board voted not to institute a fee to short-term rental properties.

Replats to Family Trust: Update- The SWRA Attorney questioned why the Board wanted to allow this. He does not believe the Board should amend the current policy in place as previously voted on in the January meeting. This will be tabled until next month while we await his response.

New Business:

Road Repairs- Two miles of 2-course chip seal which would begin where we left off in 2023 all the way to the stables would be \$255,500. The price to go all the way to the Y (an additional 7/10 of a mile), would be an additional \$89,000. These prices do not include ongoing repairs to potholes or normal shoulder repair which will begin immediately. The Board voted on the two-mile option and would be begin shortly after the small repairs are completed.

Fence- There has been discussion about SWRA putting a fence around a portion of Reserve B which is on Hells Gate Point. There would be a gate for property owners to access. The Board approved a fence but the specifications (materials, height, etc) on this fence have not been discussed.

Open Forum: *Replats*: Bob McCormick expressed his opinion on the Family Trust replat which is to change the covenants, or face backlash for inability to sell property due to the way the replat policy reads. Carol said the Board voted to amend the policy at the last meeting, but when the Attorney was asked to make those changes to the policy, he advised against it. If need be, the board can veto the previously approved policy amendment. James Smith mentioned the case law in Eastland County where the members challenged the covenants (replats specifically) and lost the case. *Financials*: Carol sited a balance sheet discrepancy on the bank reconciliation more than likely it is a timing issue. Amanda will look into this and make the changes prior to the March meeting. *Fence*: Wayne Cashion said Mr. Hallman indicated to him that he would tear out the fence on Reserve B and take out the trees that are on his property line. The fence would be on Christel Morris's property line. Roy said he would start at Hallman's fence and go along the bluff line to the west. The Board believes this area is dangerous and poses a liability. Carol questioned why a sign similar to the pool "not responsible for accidents" isn't sufficient enough. According to Roy Davis, Mr. Hallman offered to contribute to the fencing and the repairs to the cul-de-sac. The Cashion's believe the public should be allowed to access that Reserve since it has been in Texas Parks and Wildlife Magazine and Texas Monthly and is an amenity to Sportsman's World residents and their guests. Christine Watters is an insurance agent stating this could pose a liability issue. Carol said Christel Morris and Larry Hallman's insurance company should make them erect a fence on their properties and that would alleviate the Board from incurring the expense. The specifics on the fence will be presented at the next meeting.

The next monthly meeting will be held on March 13, 2026.

Meeting adjourned at 3:34pm.