

**BOARD OF DIRECTORS MEETING FOR
HV OF LIVINGSTON OWNERS' ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 6:00 P.M. ON THURSDAY, JANUARY 16, 2025, AT THE CLUBHOUSE
IN THE HOLIDAY VILLAGES SUBDIVISION
IN SAN JACINTO COUNTY.**

BOD AGENDA

1. Call to order;
2. Roll Call;
3. Reading of Minutes from December 6, 2024,
4. Financial Report;
5. Committee Reports;
 - a) Road Committee
 - i. 2024 Recommendations – If funds are available
 - A. Woodland Shores
 - B. Casablanca
 - C. Morocco
 - D. Monte Carlo
 - b) Architecture Committee
 - c) Event Committee
 - d) Deed Restriction Revision Committee
6. Old Business;
 - a) Discuss updates as needed: 2024 Washouts from January, April, and May
2024 Rains – TaLisa
 - 1. 184 Woodland Shores – In Progress**
 2. RV park washout
 3. Lagoon Just before Bridge Washout
 4. Acorn Washout
 5. 1st Hidden Oaks Washout
 6. 280 Canal washout
 7. Clubhouse washout to the left of pool sprinkler
 8. Clubhouse front bulkhead washout by propane tank
 9. 2nd Hidden Oaks washout
 10. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
7. New Business;
 - a. November 21, 2024 Meeting Minutes were revised to reflect the following:
First National Bank - Debit card for Account ending in 1609 will be issued to Gayle MacDonald with a limit of \$100.00 per day. Debit card for Account ending in 1412 will be issued to Mickie Parker with a limit of \$1,000.00 per day.

Vote: Yes 4 (TaLisa, Mike, Thomas, and Doug); No: 0; Abstain: 1 (Allen)
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 1 / 9 / 2025 at 4:15 p.m.

Terri Langford
Printed Name


Signature

Section 209.0051(c) provides for an executive session to discuss the following matters: "Regular and special board meetings must be open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel; pending or threatened litigation; contract negotiations; enforcement actions; confidential communications with the property owner's association's attorney; matters involving the invasion of privacy of individual owners; or matters that are to remain confidential by the request of the affected parties and agreement of the board. Following an executive session, any decisions made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners; violating any privilege; or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.

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BOD MEETING MINUTES

1. Call to order;
Meeting called to order by TaLisa Samuel at 6:00 pm
2. Roll Call; Thomas
Petrek BOD & Treasurer and TaLisa Samuel BOD & President, Dough Presser BOD & VP, Allen Brock, Mike Morgan and Terri Langford Absent. Officer personnel, Rhonda were in attendance.
3. Reading of the Minutes from December 6, 2024,
Special Meeting – Thomas Petrek made a motion to approve, TaLisa 2nd, Thomas, TaLisa and Doug voted to approve minutes from December 6th.
4. Financial Report:
Thomas Petrek went over year end financials
5. Committee Reports.
 - a) Road Committee
 - 2024 Recommendations – If funds are available –
 - TaLisa spoke with Nick Pecheux and asked if the Road Committee would be able to help identify potholes that need not be fixed and relay that info to the office so they can arrange for maintenance to take care of it. Nick agreed and is talking with the Road Committee.
 - Per Road Committee, order was reviewed at the end of 2024 and revised. Casablanca should be A and Woodland Shores B.
 - A. Woodland Shores
 - B. Casablanca
 - C. Morocco
 - D. Monte Carlo
 - b) Architecture Committee –
ACC provided a yearend report for 2024, TaLisa Samuel shared info from the report. All permits are now stored on an external hard drive purchased by the ACC. The ACC also provided the Office with an outline of process flow for making permits digital. ACC is still down 1 person and will draft another Eblast asking for a volunteer.
 - c) Event Committee –
The committee met on January 11, 2025, and agreed to a list of 2025 events.
 - d) Deed Restriction Revision Committee –
The committee finalized the new recommendation and TaLisa has forwarded the document to the POA's attorney for review

6. Old Business.

- a) Discuss updates as needed: 2024 Washouts from January, April, and May 2024 Rains – TaLisa
- b) Thomas shared the latest update from Marble Brothers. Hydro-seeding is completed at 184 Woodland Shores. Need to add a new washout on Cooke Jones & Cayman. Tom thinks it may just need dirt.

Road Fund Account

1. 184 Woodland Shores – In Progress

- 2. RV park washout
- 3. Lagoon Just before Bridge Washout
- 4. Acorn Washout
- 5. 1st Hidden Oaks Washout
- 6. 280 Canal washout
- 7. 2nd Hidden Oaks washout
- 8. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)

Operating Account

- 9. Clubhouse washout to the left of pool sprinkler
- 10. Clubhouse front bulkhead washout by propane tank

7. New Business.

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Vote: Yes 4 (TaLisa, Mike, Thomas, and Doug); No: 0; ~~Abstain~~: 1 (Allen)
Change the word Abstain to Absent

8. Open discussion.

- a) Doug mentioned having a road workday when it warms up. TaLisa agreed, stating that Mike recommended the same a few months back. We will add to the Feb. agenda.
- b) Rhonda Gaubatz advised that Dennise took maintenance around and marked potholes that need to be filled with orange paint
- c) Thomas took action to talk with Dan about breaking up cold patch that is beginning to harden

9. Executive session if needed.

Yes – BOD went into executive session at 7:14 pm

Report back from Executive session at 7:30 pm – Discussed the need to replace head maintenance personnel and back fill office position since Julie resigned Nov. 2024.

10. Adjourn.

7:35 pm – Tom made a motion to adjourn the meeting, Doug 2nd. Tom, Doug, and TaLisa are all in favor.

X *TaLisa Samuel*

TaLisa Samuel - President