

**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, NOVEMBER 14, 2024, 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 November 7, 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. Sink Hole on Lagoon - Complete**
    - 7. Bruno Reality gully washout - Complete**
    8. 280 Canal washout
    - 9. By storage-behind sewer plant on Cooke-Jone right of way - Complete**
    10. Clubhouse washout to the left of pool sprinkler
    11. Clubhouse front bulkhead washout by propane tank
    - 12. St. Thomas and Cooke-Jones Washout - Complete**
    - 13. Cooke-Jones washout at Cayman - Complete**
    14. 2nd Hidden Oaks washout
    - 15. Cracks at 2023 bulkhead site -Complete**
    16. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
    - 17. Cooke Jones between Roatan and Cayman – Complete**
  - b) 2025 Budget Approval
7. New Business;
8. Open discussion;
9. Executive session if needed;

10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 11 / 7 / 2024 at 10 : 45 a.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.

**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, NOVEMBER 21, 2024, AT THE CLUBHOUSE  
IN THE HOLIDAY VILLAGES SUBDIVISION  
IN SAN JACINTO COUNTY.**

**BOD AGENDA**

1. Call to order;  
The meeting was called to order by TaLisa at 6:02pm
2. Roll Call;  
Present at the meeting was Mike Morgan BOD & VP 1, Thomas Petrek BOD & Treasurer, Doug Presser BOD & VP 2 TaLisa Samuel BOD & President, Allen Brock BOD (by phone), Mickie Parker, Office Manager. Absent Terri Langford, Secretary, There was a quorum.
3. Reading of Minutes from November 7, 2024,  
There were no meeting minutes presented or approved at meeting.
4. Financial Report;  
Thomas reviewed the financial report.
5. Committee Reports;
  - a) Road Committee
    - i. 2024 Recommendations – If funds are available
      - a) Woodland Shores
      - b) Casablanca
      - c) Morocco
      - d) Monte CarloNo updates
  - b) Architecture Committee  
One person is still needed to join ACC. Terri needs to send another eblast to community for volunteer.
  - c) Event Committee  
TaLisa updated the BOD on the event committee. Current balance is \$9724 and there will only be the Santa Fun Run coming out of that balance. The New Years Dance was cancelled.
  - d) Deed Restriction Revision Committee  
TaLisa and Mike met with Cheryl in November and discussed pulling a meeting together with the BOD and the Deed Restriction Revision Committee to discuss document before questions are sent to the attorney. The meeting is set for December 6<sup>th</sup>.
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. **Sink Hole on Lagoon - Complete**
    7. **Bruno Reality gully washout - Complete**
    8. 280 Canal washout
    9. **By storage-behind sewer plant on Cooke-Jone right of way -**

## **Complete**

- 10. Clubhouse washout to the left of pool sprinkler
- 11. Clubhouse front bulkhead washout by propane tank
- 12. **St. Thomas and Cooke-Jones Washout - Complete**
- 13. **Cooke-Jones washout at Cayman - Complete**
- 14. 2nd Hidden Oaks washout
- 15. **Cracks at 2023 bulkhead site -Complete**
- 16. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
- 17. **Cooke Jones between Roatan and Cayman – Complete**

Actions from discussion:

- a) Change the tag of this item from TaLisa to Thomas
  - b) Thomas to check with Marble Bros on estimated completion date of 184 Woodland Shores and when culverts will be removed.
  - c) Terri to remove all completed items from list
  - d) Mike will measure the washouts around pool area to give that footage to Marble Bros, and talk to Marble Bros on scope of work and get proposal.
- b) 2025 Budget Approval

Thomas discussed the proposed 2025 budget. He informed the BOD of the following:

- a) \$10k was added in the 2025 budget for the sale of the gradall,
- b) \$10k was added in the 2025 budget for an AC unit.
  - BOD said this will need to be taken out since in the November 7<sup>th</sup> meeting it was approved to purchase the AC unit before Jan 1, 25 to keep all AC units the same.
- c) \$32k was added for roof replacement
- d) \$35k was added for road/ditch repairs
- e) Legal will stay the same as 2024
- f) \$10k was added for Clubhouse doors/windows/gutters
  - BOD said it will probably only be doors
- g) A UTV/Gas Golf cart needs to be added to the 2025 budget
- h) Cellphones for the Rangers need to be added to the 2025 budget

Thomas informed the BOD there will be a deficit of \$38k if we sale the gradall or \$48k deficit if it is not sold for \$10k in the 2025 budget.

Motion was made by Mike and seconded by TaLisa to accept the proposed 2025 budget with discussed changes. Vote: Yes: 4, (Mike, Thomas, TaLisa, Allen) No: 1; (Doug).

## 7. New Business;

None

## 8. Open discussion;

- a) Approve the following Banking Resolutions with First National Bank of Livingston and First State Bank:

Motion was made by Thomas and seconded by Mike to approve the following banking resolutions:

- 1. First National Bank of Livingston:
  - i. Delete Debit card issued to Cathy Rodriquez ending in \*\*\*8540 and new card in Gayle MacDonald name on account ending \*\*\*1609.
  - ii. Delete Debit card issued to Julie Coward ending in \*\*\*1505 and issue new card in Mickie Parker's name.

iii. Revise "Business Banking Authority" (online banking) as follows:

a. Delete Julie Coward

Only names on Business Banking should be Mickie Parker (Office Manager); Doug Presser (Vice President) and Thomas Petrek (Treasurer)

iv. Delete Julie Coward as an authorized check signer.

This is to confirm that the only check signers on Accounts ending \*\*\*1412 (Main Operating Acct); \*\*\*4225 (Special Road Acct); \*\*\*1609 (Separate Ranger Station Acct) are Mickie Parker (Office Manager), Doug Presser (2<sup>nd</sup> VP), and Thomas Petrek (Treasurer).

2. First State Bank: (account # 5371)

i. Remove Julie Coward from online banking, and check signer at First State Bank.

This is to confirm that the authorized people in charge of banking and access to the bank accounts are Mickie Parker (Office Manager), Doug Presser (2<sup>nd</sup> VP), and Thomas Petrek (Treasurer).

Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0;  
Absent: 0

3. First National Bank of Livingston:

i. 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)

b. TaLisa said there will be a special meeting on December 6 with the Deed Restriction Committee and she was a line item to approve the minutes from this meeting so Mickie can get the banking changes taken care of.

Time Clock

A motion was made by TaLisa and seconded by Mike to discuss and approve a policy change to include a time clock for the HVLOA personnel (one at office and one at Ranger building) beginning Jan 1, 2025. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0.

9. Executive session if needed;  
Went into executive session at 7:17pm.

10. Report back from Executive session;  
Exec. return at 8:30 pm.

a) TaLisa made a motion to approve a Christmas Bonus of \$250 per employee. Doug 2nd. TaLisa, Doug, Mike and Tom in favor. (Allen

abstained)

- b) TaLisa made a motion due to Rhonda taking on additional job duties as the result of Julie's resignation to approve a pay increase of \$1 hr for Rhonda. Doug 2nd. TaLisa, Doug, Mike and Tom in favor. (Allen abstained)

11. Adjourn.

Tom made a motion to adjourn at 8:34 pm, Doug 2nd.

x Terri Langford

Terri Langford

x TaLisa Samuel

TaLisa Samuel - President