

**BOARD OF DIRECTORS' MEETING FOR
HV OF LIVINGSTON OWNERS' ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 9:00 A.M. ON SATURDAY, APRIL 19, 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 March 15, 2025, and Special Meeting April 4, 2025
4. Financial Report;
5. Committee Reports;
 - a) Road Committee
 - i. 2025 Recommendations
 1. Casablanca
 2. Woodland Shores
 3. Morocco
 4. Monte Carlo
 - b) Architecture Committee
 - c) Event Committee
 - d) Deed Restriction Revision Committee
6. Old Business;
 - a) Discuss updates as needed: 2024 Washouts – Tom
 - i. Road Fund Account
 1. RV park washout
 2. Lagoon Just before Bridge Washout
 3. Pothole in the road on Leaning Oak (Sec J Acorn and Leaning Oak)
 4. Cooke-Jones and Cayman #2 – Need to determine fix
 - ii. Operating Account
 1. Clubhouse washout to the left of pool sprinkler
 2. Clubhouse front bulkhead washout by propane tank
 - b) TaLisa to ask attorney for new state approved Board of Directors and Officers candidate form. Tabled from March meeting
7. New Business;
 - a) TaLisa will get with Mickie who was brought back for collection and ask why our collections are lower from last year at this time.
 - b) Review and approve policy for new pool gate access. TaLisa
 - c) Review and approve Marble Brother proposal for Canal washout
 - d) Review and approve Gradall repairs for approval.
8. Open discussion;
 - a) Lori Stanley to address the BOD.
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 4 / 11 / 2025 at 6:30 p.m.

TaLisa Samuel
Printed Name

TaLisa Samuel
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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IN SAN JACINTO COUNTY.**

BOD MINUTES

1. Call to order;
The meeting was called to order by TaLisa at 09:01 am.
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 Rhonda Gaubatz Office Manager Absent, Terri Langford, Secretary, There was a quorum.
3. Reading of Minutes from March 15, 2025, and Special Meeting April 4, 2025
Motion was made by Thomas and seconded by Doug to accept the March 15, 2025 minutes are presented. Vote: Yes 5, No 0 Absent 0(Yes: Mike, TaLisa, Thomas, and Doug, Allen)
Motion was made by Thomas seconded by TaLisa to accept the April 4, 2025 minutes as presented. Vote: Yes 5, No 0 Absent 0(Yes: Mike, TaLisa, Thomas, and Doug, Allen)
4. Financial Report;
Thomas presented the financial report.
5. Committee Reports;
 - a) Road Committee
 - i. 2025 Recommendations
 1. Casablanca
 2. Woodland Shores
 3. Morocco
 4. Monte Carlo

No updates from the Road Committee
 - b) Architecture Committee
Report was presented to the BOD
 - c) Event Committee
Mardi Gras fun run brought in \$380.
Shannon requested the Gumbo Cookoff proceeds be donated to the Road Fund. There were no expenses and the balance for the Gumbo Cookoff was \$3575. A motion was made by Thomas to take the monies made from the Gumbo Cookoff \$3575 that is in the operating account and move it to the road fund. Mike seconded Vote: Yes 5, No 0 Absent 0(Yes: Mike, TaLisa, Thomas, and Doug, Allen) The event account has just shy of \$10,000
Upcoming events is the BBQ cookoff and auctions.
 - d) Deed Restriction Revision Committee
They will not meet again until after May.
6. Old Business;
 - a) Discuss updates as needed: 2024 Washouts – Tom
 - i. Road Fund Account
 1. RV park washout – Will be completed by maintenance team
 2. Lagoon Just before Bridge Washout - Complete
 3. Pothole in the road on Leaning Oak (Sec J Acorn and Leaning Oak) -

Complete

4. Cooke-Jones and Cayman #2 – Complete

ii. Operating Account

1. Clubhouse washout to the left of pool sprinkler - Complete
2. Clubhouse front bulkhead washout by propane tank – Complete
Need to install the box.

Thomas recommended 6a is removed from Agenda

Maintenance team is documenting where drainage is needing and is scraping the grass off the road to help with drainage.

- b) TaLisa to ask attorney for new state approved Board of Directors and Officers candidate form. Tabled from March meeting.
Tabled to next meeting.

7. New Business;

- a) TaLisa will get with Mickie who was brought back for collection and ask why our collections are lower from last year at this time.
Collections were not lower it appeared from how it was collected and posted.
TaLisa ask Mickie to work on providing a list of past due POA dues for people not on payment plan. This can be reviewed next month.
- b) Review and approve policy for new pool gate access. TaLisa
Gate is almost complete. Talisa reviewed the policy. There will be a maximum of 2 cards per owner. Long term renters can purchase cards for \$25 up to two cards.

Discussion went to gate cards Property owner gets four gate cards and renters can get up to two cards.

Mike will get with Cheryl to break out how renters will get pool cards?

- c) Review and approve Marble Brother proposal for Canal washout
Motion was made by Thomas to accept proposal for job #19 \$3770. Mike seconded the motion. This will come out of the road fund. Vote: Yes 5, No 0 Absent 0(Yes: Mike, TaLisa, Thomas, and Doug, Allen)
- d) Review and approve Gradall repairs for approval.
Tank that holds hydraulic fluid blew out. It will cost \$1108 for kit to rebuild cover clamp. It will take months to get kit. They will need to get someone to make repairs. Motion was made by Mike to approve up to \$1200 for the gradall handle assembly and support kit was seconded by Thomas. Vote: Yes 5, No 0 Absent 0(Yes: Mike, TaLisa, Thomas, and Doug, Allen)
8. Open discussion;
- a) Lori Stanley to address the BOD.
Lori talked to the BOD about the renters that live next door that park in front of their house in the right-of-way. Lori was sent a violation for having signs in the ROW. Mike will get with the ACC about the signs. The BOD informed Lori that there is nothing in the deed restriction about parking in the POA right of way.
- b) TaLisa supplied a list of items that are needed at the pool to bring up to code.
9. Executive session if needed;
None Needed
10. Report back from Executive session;
11. Adjourn.

Motion made by Thomas seconded by TaLisa to adjourn the meeting at 10:50 am. Vote: Yes 5, No 0 Absent 0(Yes: Mike, TaLisa, Thomas, and Doug, Allen)

x Terri Langford

Terri Langford - Secretary

x TaLisa Samuel

TaLisa Samuel - President