**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, JUNE 19, 2025,
AT THE CLUBHOUSE IN THE HOLIDAY VILLAGES SUBDIVISION
IN SAN JACINTO COUNTY.**

BOD AGENDA

1. Call to order;
2. Roll Call; Present at meeting, Quorum – Yes / No
3. Reading of Minutes from April 19, 2025, and Reading of Minutes from Newly Constituted Board Members, May 17 , 2025.
4. Financial Report; Motion to accept
5. Committee Reports;
   a) Road Committee Updates
      i. 2025 Recommendations
         1. Casablanca
         2. Woodland Shores
         3. Morocco
         4. Monte Carlo
   b) Architecture Committee Update
   c) Deed Restriction Revision Committee
   d) Event Committee
6. Old Business;
   a) Road and Washouts
   b) TaLisa to ask attorney for new state approved Board of Directors and Officers candidate form. Tabled from March meeting
      i. This item was not completed by TaLisa prior to the Board change
   c) TaLisa met with Mickie for update collections and get print outs for the Board members. This task was completed by Mickie and TaLisa, the previous Board members were given a copy.
   d) Review policy update for renters procedures. Cheryl had discussions with the two larger landlords, and the policy was modified based on those conversations. See Attached Revised Applications and Procedures.
   e) From an Open Discussion with the previous Board from property owner Lori Stanley, Mike was to follow up with the ACC then reply back to Ms. Stanley. These items were completed. This is a closed item.
   f) TaLisa supplied a list of items that were needed at the pool to bring up to code. The items that the Board agreed upon and approved were ordered. This is a closed item.
   g) In April meeting the Board approved up to $1,200 to get the parts ordered for repairs needed on the Gradall. Who owns this action and when should it be completed.

7. New Business;
   a) POA Banking personnel name changes – Motion to accept
   b) Open BOD Position due to Allen Brock's resignation
   c) Completed Marble Brothers project on the retaining wall behind the pool appears to be failing, need to discuss action to be taken.
   d) Discuss BOD new candidate form – Approved
   e) Discuss proposal to modify the BOD / Townhall meeting dates and times
   f) Discuss BOD approvals since last meeting
      i. Truck Air Conditioner – Repair approved 5/20
      ii. 2021 gold cart purchased from Lake Livingston Golf Carts for $7,000 for the maintenance team approved and delivered 6/5
      iii. Repair of CarryAll 300 golf cart for $686 for the maintenance team approved and repaired 6/5
      iv. All of the locks on the Main Entrance/Exit doors on the clubhouse (except for the accounting office door) were changed out; the lock on the maintenance shed and the hallway door were swapped out to minimize access to the shed; and the knob and lock on the event hall single door on the south end was replaced on 5/27. This included 10 keys for the new locks. Cost of 714.04 all parts and labor.
      v. Drainage run-off from clubhouse – BOD approved updated repair from Marble Brothers for $5,251, originally estimated at $3,606
      vi. New washout at corner of Belize and Cooke-Jones below basketball court
      vii. Discuss Condo and RV park meeting
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 6/13 /2025 at ____________ p.m.

Tony Key

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 LIVINGSTION OWNERS' ASSOCIATION, INC.
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AT THE CLUBHOUSE IN THE HOLIDAY VILLAGES SUBDIVISION
IN SAN JACINTO COUNTY, TEXAS.

BOD MINUTES

1. Call to order;
   The meeting was called to order by President Tony Key at 6:00 pm.
2. Roll Call;
   Present at the meeting: Tony Key President, Doug Presser BOD & VP, Tom Petrek BOD & Treasurer, Scott Rhoades BOD, Buc Tarhalla BOD, Rhonda Gaubatz Office Manager, Cheryl Golden Secretary.
   Cheryl Golden called roll and Tony Key confirmed there was a quorum.
3. Reading of the Minutes from April 19, 2025, and Reading of the Minutes from Newly Constituted Board Members, May 17, 2025.
   Motion was made by Tom and seconded by Scott to accept the April 19, 2025 minutes as presented.
   Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)
   Motion was made by Tom and seconded by Doug to accept the May 17, 2025 minutes as presented.
   Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)
4. Financial Report;
   Tom presented the Financial Report YTD through the end of May, 2025
   Tom explained increase to the Clubhouse/Ranger station water bill was due to billing error from the Water company, the increase to Trash Service included the 2 dumpsters furnished for Spring Clean Up Day, increase in maintenance due to the purchase of a new bucket for the tractor, and increase in payroll from the addition of a dedicated Road Maintenance employee.
   Tom indicated there would be a review of and possible funds movement of this year's budget in August, specifically highlighting the dollars that were budgeted for a new roof on the clubhouse to cover the cost of the washout behind the pool that was not included in the budget.
   Motion was made by Tony and seconded by Doug to accept the Financial Report.
   Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)
5. Committee Reports;
   a) Road Committee – Chairperson Nick Pecheux present. Indicated that Donnie Brogden and Peanut Parker are currently the other members of the Committee. There was nothing new to report, and the current list of Top 4 roads slated for repair remains the same;
      i. 2025 Recommendations
         1. Casablanca (Section A)
         2. East Woodland Shores (Section A)
         3. Morocco (Section D)
         4. Monte Carlo (Section D)
   b) Architecture Committee – report was presented by Cheryl Golden;
      Cheryl Golden as member of the Business Office is now handling all of the documentation aspects of the ACC as it relates Construction Permits and Deed Restriction Violations. All 2025 activity is now being recording in the Condo Manager application used for tracking all members accounts. There are currently two couples in the Village that are providing violation information to the office. Cheryl presented 3 items needing direction from the BOD;

1. There continues to be issues caused by the 4 commercial sized bins that property owners are using/sharing with other property owners for trash disposal. 3 of them are in I Section and 1 is in H Section. There are 4 primary complaints;
    a) The noise caused when the special trucks come in to pick up the trash
    b) The smell and sometimes spill over of trash on top of or next to them
    c) That they are all always sitting in the HVLOA right-of-way, 3 of which do not have wheels so could not be easily moved
    d) Neighbors complaining about the unsightly view of these trash bins in their view of the lake

    The full BOD agreed that letters needed to be sent to these property owners, informing them that trash bins cannot remain in the right-of-way
2. We have a property owner who is delinquent on their Dues and has Deed Restriction violations that we are unable to sent letters to as we do not have an accurate mailing address. There has been attempts via email, voicemail, and a letter left on the door to obtain this information however they are not responding. We will make one more attempt via email and voicemail and then turn over to Tony to see if we can get assistance from the Constable.
3. Continued ditch and drainage issues with 2 properties on Casablanca: This issue has been going on for close to 2 years, with many letters and phone calls with the primary offending property owner, however the agreed upon action has yet to be completed. The primary issues exist within the HVLOA right-of-way. Current Deed Restrictions allow for the Board to go onto the property and resolve the issue. A plan of action is under way

c) Deed Restriction Committee – report was presented by Cheryl Golden;
We are working on Committee responses to the first Red-line that was received from the Attorneys earlier this year. Once all items are updated, the Committee will meet for review before sending them back to the Attorney. There is one open issue to the Board regarding the setting of the dues for the 2027 year which has to be included in this document. Proposal has been submitted to the President and will be discussed in the Committee meeting.

d) Event Committee – report presented by Rhonda Gaubatz;
Recap of the Memorial Day Fun Run was provided, with emphasis on the modifications in prizes, entry fee and contests for the children that may attending.
Update was given on the planning for the 4th of July Fireworks on Friday the 4th, as well as the Fun Run on Saturday the 5th

6. Old Business
    a) Roads and Washouts;
    While work has been done at both of the Clubhouse washouts, behind the pool and at the propane tank, there continues to be issues, both of which Scott is discussing with Marble Brothers. Scott is working on quotes to repair the new washout in the parking area below the Basketball court on the corner of Belize and Cooke-Jones. The washout identified on Lagoon has been quoted and the work granted to Marble Brothers, pending their completion of that work.
    b) TaLisa's open item to discuss the proposed new candidate form to the Attorney has been closed, will be picked up by Tony as noted in the New Business notes.
    c) Board members have been provided with collections reports, this item is closed
    d) Board members have been provided with copies of the current office procedures for processing pool access cards. This item has been closed.
    e) Outstanding discussion items with member that presented issues to the Board in the April meeting have been resolved, this item is closed.
    f) Items that were needed to bring the pool up to code were purchased and installed in May, this item is closed.

g) In April, the BOD approved up to $1,200 to spend on repairing the Gradall. Scott is currently searching for the parts needed; however, this could take some time as this equipment is no longer supported by Gradall company. This will remain as an Old Business item for future meetings.

7. New Business
   a) POA Banking personnel name changes – It was determined that no previous BOD members had access to the bank accounts. Currently Tom the Treasurer, Doug the VP, and Mickie Parker the Accounting Manager have current access and signing authority. Additionally, it was confirmed that the Accounting Manager Mickie Parker is listed on the Management Certificate with San Jacinto County.
   b) Open BOD position due to Allen Brock's resignation. Determination on whether to pursue filling this open position at this time will be discussed in Executive Session. It was asked by the audience how would a tie vote with just 4 BOD members be handled and Scott stated that the President could vote to break the tie. Needs to be confirmed this with the Bylaws.
   c) As brought up in Old Business item 6a Roads and Washouts, the Marble Brothers project with the retaining wall behind the pool has issues that Scott is discussing with them
   d) Doug presented the proposed revised candidate application that he would like for the HOA to use in the future for BOD candidates. It was suggested by Tom that there still needs to be an Attorney review of the document. Tony took that as an action for himself.
   e) Tony presented a proposal to change the meeting times effective with the July, 2025 BOD meeting, for Regular BOD meetings to move from Thursdays to Saturdays, and to start at 9:00 am, added a Townhall in November, and suggested that on Townhall days the BOD meeting would be at 9:00 am and the Townhall would start at 10:30. Scott put a motion on the floor to amend that proposal to setting up the Townhall meeting first at 9:00 am followed by the BOD meeting at 10:30.
      Motion to vote on the amended motion was made by Scott and seconded by Doug.
      Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom) Tony will revise the new schedule accordingly.
   f) The list of items that needed to be purchased, repaired and/or replaced in the time between the last BOD meeting and this meeting was reviewed;
      Repair truck air conditioner, replace old non-functioning golf cart, repair older 2nd golf cart, change the Clubhouse locks, updated repair cost for washout at the propane tank, approval to gather quotes for the new washout in parking lot below basketball court, and discuss planning a meeting the owners of the Condo's and the RV park to establish a contract.
8. Open Discussion
   No new topics brought up or discussed
9. Meeting paused at 7:25 pm to move to an Executive session
10. Report back from Executive session at 9:12 pm
    Topics of Discussion:
    a) Pursue and research accounting firms to conduct a simple audit
    b) Discussed the cash receivable process
    c) Discussed the reporting structure of the current employees
    d) What employees should get paid to attend the BOD meeting
    e) Review current employee files for hire dates and current pay rates
    f) Discussed adding 18% interest rate on delinquent accounts as provided for in the deed restrictions
    g) Discussed setting up a special meeting with the Marble Brothers to review issues with some of the completed work.
    h) Begin identifying which roads will need ditch work prior to road repair work
    i) Prep to have a MOU with the owners of the Condos and the RV park, and review current payment structure.
    j) Review of the current contract with Oasis Pool

11. Adjourn

Motion made by Doug and seconded by Tom to adjourn the meeting at 9:22 pm

Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)

X____

Cheryl Golden – Secretary

X____ Tony R Key

Tony Key - President