

**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, FEBRUARY 20, 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 January 16, 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 – TaLisa
    - i. Road Fund Account
      1. RV park washout
      2. Lagoon Just before Bridge Washout
      3. Acorn Washout
      4. 1st Hidden Oaks Washout
      5. 280 Canal washout
      6. 2nd Hidden Oaks washout
      7. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
      8. 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
7. New Business;
  - a) Approval for candidate application seeking Director's position
  - b) Update on nominating committee
  - c) Schedule a Road Workday
  - d) 2025 Schedule Spring Cleaning Day
  - e) Pool gate project
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 2 / 13 / 2025 at 3 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 MINUTES**

1. Call to order;  
Meeting was called to order by TaLisa at 6:01 pm
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, Rhonda Gaubatz Office Manager. Absent Allen Brock BOD, Terri Langford, Secretary, There was a quorum.
3. Reading of Minutes from January 16, 2025,  
A motion was made by Thomas and seconded by Doug to accept the minutes as written. Vote: Yes 4, No 0, Absent 1 (Yes: Mike, TaLisa, Thomas, and Doug Absent: Allen)
4. Financial Report;  
Tom reviewed the Financial Report.  
A motion was made by Mike and seconded by Doug to approve financial report. Vote: Yes 4, No 0 Absent 1 (Yes: Mike, TaLisa, Thomas, and Doug Absent: Allen)
5. Committee Reports;
  - a) Road Committee
    - i. 2024/2025 Recommendations
      1. Casablanca
      2. Woodland Shores
      3. Morocco
      4. Monte Carlo

No update. Road Committee will send a list of committee members to TaLisa.
  - b) Architecture Committee  
TaLisa reviewed the permits and violations. There are two new members on the committee. Committee had recommendations to update building permit form to make it flow better. Scott Rhoads asked if everyone should be getting permits because he saw work being done and when checking with office there was no permits. Mike advised if Scott brought it to the office attention it will be checked into. TaLisa will have a conversation with Scott after meeting since the information is confidential.
  - c) Event Committee  
Rhonda Gaubatz, Laura Morgan, and Mickie Parker are heading up the committee for 2025. Rhonda sent out the list of 2025 events. No financial reports since there has not been any events for 2025.
  - d) Deed Restriction Revision Committee  
The committee has not seen the update from the attorney yet. TaLisa will send the information to the committee and the committee will meet to discuss updates. TaLisa advised the BOD the attorney said the community could not vote on revised deed restriction until after 12/31/2025. Scott Rhoads informed BOD that was not correct. TaLisa would like to bring the information to the

Townhall in March.

6. Old Business;

a) Discuss updates as needed: 2024 Washouts – TaLisa

i. Road Fund Account

1. RV park washout (Orig. 2)
2. Lagoon Just before Bridge Washout (Orig. 3)
3. Acorn Washout (Orig. 4) Complete
4. 1st Hidden Oaks Washout (Orig 5) - Complete
5. 280 Canal washout n/a - Complete
6. 2nd Hidden Oaks washout (Orig.14) Complete
7. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak) (Orig.16)
8. Cooke-Jones and Cayman #2 – Need to determine fix (Orig 18)

ii. Operating Account

1. Clubhouse washout to the left of pool sprinkler (Orig. 10)
2. Clubhouse front bulkhead washout by propane tank (Orig. 11)

Tom discussed a document passed out and for reference under Road Fund Account 1 is 2, 2 is 3, 3 is 4, 4 is 5, 5 is N/A, 6 is 14, 7 is 16, 8 is 18 and under Operating Account 1 is 10 and 2 is 11. Tom discussed the BOD had given him approval to adjust the original budget as needed and the original Cooke-Jones washout increased in budget from the original budget. Scott Rhoades asked a question about work on the original Cooke-Jones washout and Tom explained work. The next adjustment to the budget was on 4 and 5 more materials were needed to repair. New total approximately \$243K As of Feb meeting all that is left is RV Park washout, Lagoon just before the bridge and the work at the clubhouse. Tom and Mr. Fairbanks met and they are in the process of finalizing the documentation to sign off on the 184 Woodland Shores work. Contract has been signed for the clubhouse work. Will try to get work complete on clubhouse by March 30, 2025, and not go later than April 15. Number 7 and 8 were not part of the original work. Scott Rhoades advised the BOD there are more than just the two washouts under Road Fund Account and Tom advised they are not on the list and TaLisa advised the list might need to be updated. Scott will send list of 9 or 10 additional washouts to BOD.

7. New Business;

a) Approval for candidate application seeking Director's position

Doug discussed a state form for candidate application for new BOD directors. He is proposing a packet is created for all applicants. Doug made a motion to accept the candidate form to be implemented going forward Tom seconded. Cheryl ask if this is something that needs to be added to the Bylaws. Scott advised the BOD can change the Bylaws and said there was an issue in the past with one of the Presidents that were in office. The current bylaws say you cannot be a felon and run for BOD or officer. Scott advised you cannot implement for this year. Cheryl informed the BOD the State does not require an HOA to use a form. Doug withdrew motion to take information to attorney and topic is tabled

b) Update on nominating committee

Committee is in place and TaLisa will ask Terri to email out to let the owners know about if anyone wants to run.


c) Schedule a Road Workday

Allen will head up this topic and the work will be Saturday, March 22

d) 2025 Schedule Spring Cleaning Day


The Spring cleaning day will be May 17 2025

- e) Pool gate project  
TaLisa will start getting the three quotes on this topic.
- 8. Open discussion;
  - a) Update building permit form.  
TaLisa made a motion and Tom seconded to update building permit form as presented Vote: Yes 4, No 0 Absent 1(Yes: Mike, TaLisa, Thomas, and Doug Absent: Allen)
- 9. Executive session if needed;  
BOD went to executive session at 7:15 pm
- 10. Report back from Executive session;  
Personnel matters were discussed in executive session.
- 11. Adjourn.  
Motion was made by Tom and seconded by Doug to adjourn the meeting at 7:35pm. Vote: Yes 4, No 0 Absent 1(Yes: Mike, TaLisa, Thomas, and Doug Absent: Allen)

x 

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Terri Langford

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TaLisa Samuel - President