

**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, SEPTEMBER 12, 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 August 10, 2024,
4. Financial Report;
5. Committee Reports;
 - a. Road Committee
 - 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
 2. RV park washout
 - 3. Lagoon Just before Bridge Washout - Complete**
 4. Acorn Washout
 5. 1st Hidden Oaks Washout
 6. Sink Hole on Lagoon
 - 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) Pool and Fence Repairs
Mike made a motion to approve up to \$4,000 for pool fence materials.
Doug second. Everyone approved.
 - c) Clubhouse Roof repairs – Get quotes – Tom/Julie
7. New Business;
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 9 / 5 / 2024 at 5 : 00 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 Mike at 6 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, Allen Brock BOD, and Julie Coward, Office Manager. Absent Terri Langford, Secretary. There was a quorum.
3. Reading of Minutes from August 10, 2024,
A motion was made by Thomas and seconded by Doug to accept the minutes as written. Vote: Yes 5, No 0 (Yes: Mike, TaLisa, Thomas, Allen, and Doug)
4. Financial Report;
Thomas reviewed the financial report.
5. Committee Reports;
 - a. Road Committee
The road committee submitted a spreadsheet to the BOD with a reprioritization of roads from 2023 to 2024 if there are funds left over from the washouts or if the BOD agrees to transfer monies from the general operating account to the road fund.
2023 Recommendations
 - i. E. Woodlands Shores from Cooke-Jones to Casablanca
 - ii. Monte Carlo
 - iii. Leaning Oak
 - iv. Trinidad Lane (Updated 7/18 to replace Tobago)
 - v. Casablanca2024 Recommendations – If funds are available
 - i. Woodland Shores
 - ii. Casablanca
 - iii. Morocco
 - iv. Monte Carlo
 - b. Architecture Committee
Report was submitted to BOD. ACC is now tracking culvert permits

- c. Event Committee
TaLisa reviewed upcoming events. Another eblast will be sent to community regarding New Years and Witch Hunt. If no one volunteers by October 1 to head the New Years the band will be released.
 - a. Deed Restriction Revision Committee
Cheryl presented a draft revision of the current deed restrictions to the BOD.
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**
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 - 16. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
 - 17. Cooke Jones between Roatan and Cayman – Complete**
 - b) Pool and Fence Repairs
Mike made a motion to approve up to \$4,000 for pool fence materials. Doug second. Everyone approved.
Pool and Fence repairs are complete
 - c) Clubhouse Roof repairs – Get quotes – Tom/Julie – Still getting quotes
7. New Business;
8. Open discussion;
- a) Maintenance Lead
Mike made a motion and Thomas seconded to make Damien Maintenance Lead and bump up his pay to \$13.50/hr effective immediately. Vote: Yes 5, No 0 (Yes: Mike, TaLisa, Thomas, Allen, and

Doug)

b) Front Gate Repairs
Still getting quotes for repairs.

c) Approve the following Banking Resolution with First National Bank of Livingston:

1. Close/Delete Debit card issued to Julie Coward/Ranger that is associated to the Operating acct. # *** 71412 and;
2. Transfer the \$135.12 to main account

Motion was made by Mike and seconded by Thomas to approve the banking resolution. Vote: Yes 5 (Thomas, Doug, Allen, Mike, and TaLisa)
No 0

d) Schedule for Clubhouse - Saturday

Mike made a motion and was seconded by Thomas to have the clubhouse open the first and third Saturday effective October 1 to May 1. Vote: Yes 5 (Thomas, Doug, Allen, Mike, and TaLisa) No 0

e) Schedule for Clubhouse Hours– Tuesday – Friday

Mike made a motion and was seconded by Thomas to change the clubhouse hours on Tuesday – Friday from 9 am to 3 pm with no lunch effective October 1 to May 1, Vote: Yes 5 (Thomas, Doug, Allen, Mike, and TaLisa) No 0

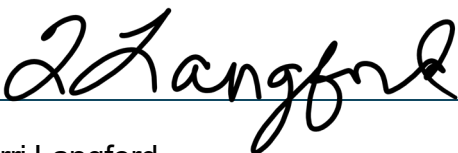
9. Executive session if needed;

10. Report back from Executive session;

The BOD opened discussion regarding a recommended payment agreement with The Retreat at Lake Livingston RV Park and Condos. The BOD also had additional discussion on the list of foreclosures previously provided by the attorney.

11. Adjourn.

TaLisa made a motion and was seconded by Thomas to adjourn meeting at 8:15PM.

X 

Terri Langford

X *TaLisa Samuel*

TaLisa Samuel - President