

**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, APRIL 11, 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 March 16,2024.
4. Financial Report;
5. Committee Reports;
 - a. Road Committee
 - b. Architecture Committee
 - c. Event Committee
 - a. Deed Restriction Revision Committee
6. Old Business;
7. New Business;
 - a. Final discussion of 2024 Election Ballot
 - b. Summarize orally and document in the minutes that the BOD took action by unanimous written consent to consider repairs required to fix J Gate which malfunctioned due on Monday, March 26, 2024. As part of trouble shooting, the camera was checked to make sure the damage was not caused by someone hitting or tampering with the gate. Gilroy confirmed the Keypad going out caused a surge to the circuit board. Both the keypad and operator were replaced at a cost of \$4,750.
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 04 / 04 / 24 at 3 : 12 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.

Under HOA Open Meeting Laws in Texas Chapter 209 of the Texas Property Code, residential subdivision HOA's are required to have 'open' board meetings, meaning that the members of the HOA (i.e., the property owners) have the right to attend, but not speak, at said board meetings.

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BOD MINUTES

1. Call to order;

The meeting was called to order by TaLisa at 6:00 pm

2. Roll Call;

Present at the meeting was, TaLisa Samuel BOD & President, Mike Morgan BOD & VP (arrived late), Thomas Petrek BOD & Treasurer, Doug Presser BOD & VP, Terri Langford, Secretary, and Julie Coward, Office Manager. Present by phone was Allen Brock, BOD There was a quorum.

3. Reading of Minutes from March 16,2024.

A motion was made by Thomas and seconded by Doug to accept the minutes as written. Vote: Yes 4 (TaLisa, Thomas, Allen, and Doug); No: 0; Absent: 1 (Mike), Minutes accepted.

4. Financial Report;

Thomas reviewed the March Financial Report

5. Committee Reports;

a. Road Committee

Mike lined up the Gradall and Thomas lined up the dump truck to start the ditch work on the committee's recommended roads.

- i. E. Woodlands Shores from Cooke-Jones to Casablanca
- ii. Monte Carlo
- iii. Leaning Oak
- iv. Casablanca

Discussion on washout work that will be completed in house.

1. Washout on Cooke-Jones, just before Cayman, a portion of the gully's edge washed out.
2. Washout in the gully on Lagoon, just before the bridge.
3. Sink Hole on Lagoon
4. Washout in a gully on Hidden Oaks.
5. Washout on Acorn.
6. Washout at 230 Canal – exposed sewer line.
7. Culvert clean out on Key Largo
8. New washout in Section I

Thomas discussed Len's work scope proposal for 184 Woodland Shores will be ready in 3-5 weeks.

b. Architecture Committee

TaLisa reviewed the ACC report

c. Event Committee

TaLisa reviewed the event committee financials and talked about the fish fry and easter events. She let the BOD know there will be a car show, live and silent auctions included

with the BBQ cookoff

a. Deed Restriction Revision Committee

The committee met on April 3 and created a survey that will be mailed out with the election ballot.

6. Old Business;

No old business

7. New Business;

a. Final discussion of 2024 Election Ballot

A motion was made by Thomas and seconded by Mike to approve the document that was presented with the exception to change the close of business time to 1:00 pm. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0, Minutes accepted.

b. Summarize orally and document in the minutes that the BOD took action by unanimous written consent to consider repairs required to fix J Gate which malfunctioned due on Monday, March 26, 2024. As part of trouble shooting, the camera was checked to make sure the damage was not caused by someone hitting or tampering with the gate. Gilroy confirmed the Keypad going out caused a surge to the circuit board. Both the keypad and operator were replaced at a cost of \$4,750.

8. Open discussion;

a. New AC unit

TaLisa and Julie will work on getting the new AC unit installed.

9. Executive session if needed;

The BOD went into executive session at 7:08 pm and returned at 7:33 pm

10. Report back from Executive session;

The BOD discussed the following:

- a. Assignment of new head Ranger
- b. Start setting up interviews for two new Rangers
- c. Get a schedule of pay for POA personnel

11. Adjourn.

A motion was made by TaLisa and seconded by Mike to adjourn the meeting at 7:34 pm.

X Terri Langford

Terri Langford

X Mike Morgan

Mike Morgan