

**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, AUGUST 19, 2023, 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 July 15, 2023;
4. Financial Report;
5. Committee Reports;
  - a. Road Committee
    - i. Update on progress
      1. Road Repairs and Ditch work
        - a. Previous Years:
          - i. Hidden Oaks from gate to Hidden Cove
          - ii. Cayman St. entrance from concrete pavement to Hidden Cove
          - iii. Amalie Court Cul-de-sac
        - b. 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. Casablanca
      - ii. Road Committee will share some ideas with BOD
    - b. Architecture Committee
      - i. Permits
      - ii. Violations
    - c. Event Committee
6. Old Business;
  - a. Publish email address and phone number of Manager to property owners
  - b. Drainage ditch issue on Key Largo and Casablanca - Road committee
  - c. Discussion to possibly look for alternative POA Attorney - Thomas Petrek
  - d. Get estimate of last years approved roads from Waters, and estimates for ditches on 2023 recommendations - Allen
  - e. Get estimate from Waters for area around gates - TaLisa
  - f. Fall Clean up - TaLisa
  - g. Follow up with Post Office on Fedex and UPS deliveries - TaLisa Samuel
7. New Business;
  - a. Create a committee to revise the deed restrictions.
  - b. Vote on repairs to Ranger truck: Option 3 was passed  
**Option 1 & 2 – Jays in Onalaska**
    1. They can rebuild our transmission for \$3,750. It would take several days and comes with a 90-day warranty.
    2. They can install a used transmission (they already called around and found one). Total price \$2,400 with a 30-day warranty. Installation will take about a day.

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.

**Option 3 - Walker County Transmission in Huntsville**

Walker County Transmission out of Huntsville. They quoted \$1850 to rebuild our transmission and it comes with a 12 month or 24,000-mile warranty.

**Option 4 - Franks in Livingston**

Franks out of Livingston called back, his quote is between \$2400 to \$2900, depending on 2 or 4 wheel drive and comes with a 12 month warranty. (*Mickie confirmed 2wd, so quote would have been closer to \$2400*)

TaLisa, Mike, Allen and Doug - Yes vote for option 3 - Walker County Transmission

Tom - Yes vote for option 2

- c. Road committee to get number of feet of each road for new road recommendations.
  - d. Approve ACC members.
  - e. Email blast to see if any owner is interested in heading the Fall Dance. TaLisa
  - f. Add a retaining wall by storage building. - Allen
  - g. Create a maintenance program for camera sheds.
  - h. Replace gutters and fix any damage at clubhouse.
  - i. Extend Community Pool Hours by one hour from Memorial Day to Labor Day.
  - j. Vote for POA to sign a three month pool maintenance contract with Backyard Oasis. 12x\$55 = \$660 (plus chemicals, however they will use what we have in stock until it's gone since we purchase from them) Yes: 5; No: 0; Abstain: 0.
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED:   8   /  12  /  23  at   1  :  15  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;**  
TaLisa called the meeting to order at 9:00 am.
2. **Roll Call;**  
Present at the meeting was, TaLisa Samuel BOD & President, Mike Morgan BOD & VP, Thomas Petrek BOD & Treasurer, Doug Presser BOD & VP, Allen Brock BOD, Mickie Parker Office Manager, and Terri Langford, Secretary. There was a quorum.
3. **Reading of Minutes from July 15, 2023;**  
Motion was made by Mike and seconded by Thomas to accept the minutes as written. All in favor. Doug suggested to show how everyone voted on items that are voted on outside of meeting.
4. **Financial Report;**  
Motion was made by Doug and seconded by TaLisa to accept the financial report as presented.
5. **Committee Reports;**
  - a. Road Committee
    - i. Update on progress
      1. Road Repairs and Ditch work
      2. Previous approved roads:
        - a. Hidden Oaks from gate to Hidden Cove
        - b. Cayman St. entrance from concrete pavement to Hidden Cove
        - c. Amalie Court Cul-de-sac
      3. New Recommendations:
        - a. Woodlands Shores from Cooke-Jones to Casablanca
        - b. Monte Carlo
        - c. Leaning Oak
        - d. Trinidad Lane
        - e. CasaBlanca
    - Road Committee to take over culvert installation inspections and members will train other members on the process.
    - Email needs to be sent out that there will be a lag in getting inspection since there is not a maintenance team.
    - Road Committee wants overview of quotes from contractors on road repairs.

- Owner will look at the gradall and has offered to train someone on how to run it.
- BOD will get with Road Committee and attend the Road Committee meeting and share information about gradall.
- Add possibly purchasing a used asphalt machine to October meeting agenda
- Road Committee discussed cutting shoulders and digging out ditches with internal people. Let residents that know how to use gradall do the work.
- TaLisa and Thomas to call meeting with Road Committee after all the information is collected on the 2023 roads are collected to share information.

**b. Architecture Committee**

- i. Permits
- ii. Violations

The ACC is up and running. They have suggested the BOD send out a reminder of the fines to the community.

**c. Event Committee**

The back to school event was a success and 30 backpacks were distributed. The event committee is working on the Chili/Pinto Bean event and they will need volunteers to oversee the event. Mike will confirm if Kevin will oversee the event. TaLisa shared the event committee needs volunteers.

**6. Old Business;**

- a. Publish email address and phone number of SWCC Manager to property owners  
Topic is complete. Water company information was shared in Newsletter.
- b. Drainage ditch issue on Key Largo and Casablanca  
Mike will get with TRA. Postpone to October.
- c. Discussion to possibly look for alternative POA Attorney - Thomas Petrek  
Thomas and TaLisa met with new Attorney. This topic is complete. BOD is not looking to change attorney, but to add another attorney on retainer.
- d. Get estimate of last years approved roads from Waters, and estimates for ditches on 2023 recommendations – Allen  
This topic is complete. Information was received.
- e. Get estimate from Waters for area around gates – TaLisa  
This topic is complete. Information was received
- f. Fall Clean up – TaLisa  
BOD decided to not have a Fall Clean up and to add to 2024 budget a dumpster for Spring and Fall Clean up. Will include in October meeting agenda.
- g. Follow up with Post Office on Fedex and UPS deliveries - TaLisa Samuel  
This topic is complete. TaLisa to do email blast to community on labeling mail.

7. **New Business;**

- a. Create a committee to revise the deed restrictions.  
Motion was made by Thomas and seconded by Mike to create a committee to revise the deed restrictions. Vote: Yes: 5; No: 0; Abstained: 0.

- b. Vote on repairs to Ranger truck: Option 3 was passed

**Option 1 & 2 – Jays in Onalaska**

1. They can rebuild our transmission for \$3,750. It would take several days and comes with a 90-day warranty.

2. They can install a used transmission (they already called around and found one). Total price \$2,400 with a 30-day warranty. Installation will take about a day.

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TaLisa, Mike, Allen and Doug - Yes vote for option 3 - Walker County Transmission

Tom - Yes vote for option 2

- c. Road committee to get number of feet of each road for new road recommendations.  
Topic is complete. Information was passed on to BOD.
- d. Approve ACC members.  
Topic is complete.
- e. Email blast to see if any owner is interested in heading the Fall Dance.  
TaLisa  
Topic is complete. Information was shared in newsletter
- f. Add a retaining wall by storage building. - Allen and Mike  
BOD will have some people come in to look at how to get better drainage around pool building. Tabled to September meeting.
- g. Create a maintenance program for camera sheds.  
Topic is complete
- h. Replace gutters and fix any damage at clubhouse.  
Postponed to October. Mickie will get estimates.
- i. Extend Community Pool Hours by one hour from Memorial Day to Labor Day.  
Motion was made by Thomas and seconded by TaLisa to discuss the new hours. A motion was made to amend the previous motion by Thomas and seconded by TaLisa to change the pool hours from 9 am to 8:30pm

starting when the pool opens in 2024. Vote: Yes: 5; No: 0; Abstained: 0.  
The hours of the pool will change in 2024. An item to extend the Ranger hours in 2024 for summer hours will be added to the October meeting agenda.

- j. Vote for POA to sign a three month pool maintenance contract with Backyard Oasis.  $12 \times \$55 = \$660$  (plus chemicals, however they will use what we have in stock until it's gone since we purchase from them) Yes: 5; No: 0; Abstain: 0.

Item is complete. A item will be added to the October meeting agenda to review continuing to use Backyard Oasis to maintenance the pool.

**8. Open discussion;**

- a. Add topic to October Agenda to include air conditioning unit for 2024 for \$10k.
- b. Add topic to October Agenda to include new gutters to the clubhouse for 2024
- c. Add topic to October agenda to discuss adding a handrail on the ramp areas of the sidewalk leading from parking lot to pool. – Mickie
- d. New security cameras.

The cameras were not installed as documented on the agent package. A motion was made by Mike and seconded by TaLisa to add three additional camera to the agent package for a price of \$812. Vote: Yes: 5; No: 0; Abstained: 0. More cameras will be installed at back gates.

**9. Executive session if needed;**

**10. Report back from Executive session;**

Maintenance Team Interviews

Members were thankful for the BOD team.


**11. Adjourn.**

A motion was made by Mike and seconded by Doug to adjourn the meeting at 12: 28pm.

X 

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Terri Langford

X 

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TaLisa Samuel