

**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 8, 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 January 11, 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. Mowing contracts – tabled from January meeting - TaLisa
 - b. Discussion and vote to purchase gas powered Golf cart – tabled from January meeting – Doug
 - c. Discuss culvert clean out on Key Largo – Tabled from January meeting – Mike
7. New Business;
 - a. Mike to present the cost of ditch work using Peanut and Larry.
 - b. TaLisa to contact attorney to discuss revising deed restrictions.
 - c. Village Security Schedule for office – Mike
 - d. Discuss improving drainage on the right side of Woodland Shores from back gate to washout at back of Woodland Shores
 - e. Update regarding the Nominating Committee for Holiday Villages 2024 election
 - f. Authorize a board member or members to hire an independent consultant to provide a "scope of work" that is needed to repair roads and washouts due to the recent flooding in our neighborhood that will in turn provide us with a document to seek proposals accordingly. (Please note that the consultant hired above would not be able to submit a proposal accordingly.
 - g. Approve the following Banking Resolution with First National Bank of Livingston:
 - i. Revise "Business Banking Authority" (online banking) as follows:
 1. Delete Tony Key and Jeannie Bagley
 2. Add Doug Presser and TaLisa Samuel (inquiry only)
 3. Add Thomas Petrek and Julie Cowan (full access)
 - ii. Delete Mickie Parker as authorized check signer.
 - iii. Close/Delete Debit card issued to Mikie Parker that is associated to the Operating acct. # ***1412 and
 - iv. Open/Add a Debit card to be issued to Julie Coward linked to same account above that has a \$1,000 limit.
 - h. Discuss and vote on suspending the easement mowing program immediately until further notice.

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.

i. Approval requested to amend the 2024 budget as follows.

i. Transfer in \$40,000 to Road Repairs and move out \$40,000 from the Contract mowing acct

8. Open discussion;

9. Executive session if needed;

10. Report back from Executive session;

11. Adjourn.

DATED AND TIME POSTED: 2 / 1 / 24 at 3 : 05 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 MEETING MINUTES

1. Call to order;
Meeting was called to order by TaLisa at 6 pm
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, Terri Langford, Secretary, and Julie Coward, Office Manager. There was a quorum.
3. Reading of Minutes from January 11, 2024;
A motion was made by Doug and seconded by Mike to accept the minutes as written. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0, Minutes accepted.
4. Financial Report;
Thomas reviewed the financial report. Ice needed to be moved to the road fund
5. Committee Reports;
 - a. Road Committee
There was no update from the road committee
The BOD will wait about a month before the speed bumps are put back in.
The temperature needs to be in the 70's.
 - b. Architecture Committee
12 permits were approved.
 - c. Event Committee
 - i. 2023 Event committee raised approx. \$46,000, with approx.. \$18,000 expenses (except BBQ) and have started 2024 with a balance of approx.. \$4,500.
 - ii. An email was sent to all owners with all 2024 events
 - iii. Mardi Gras is on track and Rhonda and Jared Johnson will coordinate.
 - d. Deed Restriction Revision Committee
Meeting will be sent for 2/17/24 Still need volunteer F&H sections

6. Old Business;

- a. Mowing contracts – tabled from January meeting – TaLisa
Will be discussed later in the meeting
- b. Discussion and vote to purchase gas powered Golf cart – tabled from
January meeting – Doug
Livingston Golf Cart had a 2020 gas powered golf cart for \$4950 with box
on back. Due to the washouts this will not be purchased. This item is
complete.
- c. Discuss culvert clean out on Key Largo – Tabled from January meeting –
Mike
This item will be added to the list of wash out items. Complete

7. New Business;

- a. Mike to present the cost of ditch work using Peanut and Larry.
Postponed to April Meeting.
- b. TaLisa to contact attorney to discuss revising deed restrictions.
Tabled to March Meeting
- c. Village Security Schedule for office – Mike
Information given to office. Complete
- d. Discuss improving drainage on the right side of Woodland Shores from
back gate to washout at back of Woodland Shores
This item will be added to the list of washouts from the Jan 2024 Rains.
Tabled to March meeting
- e. Update regarding the Nominating Committee for Holiday Villages 2024
election
Email was sent. Complete
- f. Authorize a board member or members to hire an independent consultant
to provide a "scope of work" that is needed to repair roads and washouts
due to the recent flooding in our neighborhood that will in turn provide us
with a document to seek proposals accordingly. (Please note that the
consultant hired above would not be able to submit a proposal
accordingly.
Motion was made by Thomas and seconded by Mike to get a scope of
work put together for the washouts.
Amenda motion was made by Thomas and seconded by Mike to find a
consultant to get an estimated cost to repair the washouts
Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0,

- g. Approve the following Banking Resolution with First National Bank of Livingston:
 - i. Revise "Business Banking Authority" (online banking) as follows:
 - 1. Delete Tony Key and Jeannie Bagley
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 - iv. Open/Add a Debit card to be issued to Julie Coward linked to same account above that has a \$1,000 limit.

Motion was made by TaLisa and seconded by Thomas to approve the banking information as written in the agenda. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0,
 - h. Discuss and vote on suspending the easement mowing program immediately until further notice.


Item postponed to April Meeting
 - i. Approval requested to amend the 2024 budget as follows.
 - i. Transfer in \$40,000 to Road Repairs and move out \$40,000 from the Contract mowing acct

Motion was made by Thomas and seconded by TaLisa to remove discussion from agenda.
8. Open discussion;
- a. Water heater broken. Office will call out plumber to get repaired
 - b. Rental of propane tank – Thomas will look into purchasing a propane tank
 - c. Gate issues
 - i. 1/20/24 – Resident used force to open the gate. POA made report with San Jacinto Police. Resident has been charged with criminal mischief
 - ii. 1/23/24 – One of the drivers from the sewer company hit the back gate and broke the contractor's side in multiple pieces. Gate has been fixed and sewer company has been billed for the repairs.
 - iii. 1/25/24 – Front gate an owner entered the neighborhood through the exit gate. No damage was done to gate
 - iv. 1/28/24 – A wrecker driver tried to figure out how to make the gate open by looking for a sensor and trying to type in a code on the key pad.
9. Executive session if needed;
No executive session was needed

10. Report back from Executive session;
N/A

11. Adjourn.

Motion was made by Thomas and seconded by Mike to adjourn the meeting.
The meeting was adjourned at 7:30 pm.

X 

Terri Langford

X 

TaLisa Samuel