

**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, JANUARY 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 November 18, 2023;
4. Financial Report;
5. Committee Reports;
 - a. Road Committee
 - b. Architecture Committee
 - c. Event Committee
6. Old Business;
 - a. Email to ask water company Regional Manager to put in writing if HVLOA is still considered resort
 - b. Letter of recommendation to ROTC – Doug
 - c. Discuss ballard post initiative. Update since letter went out to the community.
7. New Business;
 - a. Discuss opening a savings account
 - b. Discuss mowing contracts
 - c. Discuss the need for a new/used side by side or golf cart
 - d. Discuss culvert clean out on Key Largo
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 1 / 3 / 24 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.

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 MEETING MINUTES

1. Call to order;
The meeting was called to order by TaLisa Samuel at 6:03 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, Terri Langford, Secretary, and Julie Coward, Office Manager. Not in attendance was Allen Brock, BOD. There was a quorum.
3. Reading of Minutes from November 18, 2023;
A motion was made by Thomas and seconded by Mike to accept the minutes with an amendment to reflect 6. iii. Should reflect to replace the cameras only at the Clubhouse not at the boat ramp.
VOTE: Yes 4 (TaLisa, Doug, Mike, Tom) No: 0; Absent: 1 (Allen)
4. Financial Report;
Tom reviewed the financial report.
5. Committee Reports;
 - a. Road Committee – No report from the Road Committee.
Mike informed the BOD that Peanut will operate the gradal to clean the ditches and he will contact Larry on running the dumptruck on Fridays.
Mike will present the costs to the BOD.
 - b. Architecture Committee – There were 21 permits, 13 complaints, and 10 violations.
 - c. Event Committee – TaLisa discussed there is a committee meeting on Saturday to get volunteers to sign up for events. She also discussed the 2023 event budget
6. Old Business;
 - a. Email to ask water company Regional Manager to put in writing if HVLOA is still considered resort
This topic was postponed to March

- b. Letter of recommendation to ROTC – Doug
Doug had a letter send – Complete
 - c. Discuss ballard post initiative. Update since letter went out to the community.
TaLisa discussed with the BOD that 5 or 6 people contacted the office interested in getting the materials and some people have already put up the materials.
7. New Business;
- a. Discuss opening a savings account
Tom discussed opening an another savings account and informed the BOD it could not be done at the same banks the other accounts are at due to having over \$250k at the bank for FDIC limit. – Complete
 - b. Discuss mowing contracts
TaLisa will contact attorney to discuss the 209 bidding contracts over \$50k. Tabled
Tom to write Request for Proposal (FRP)
 - c. Discuss the need for a new/used side by side or golf cart
Doug will check with owner in J section on price of golfcart. – Tabled
 - d. Discuss culvert clean out on Key Largo
This topic was tabled while Mike checks into having culvert cleaned out.
8. Open discussion;
- a. TaLisa will coordinate a deed restriction revision meeting the 1 or 2 week in February. TaLisa will get with attorney to have him red line the deed restriction to reflect all new laws for the newly created committee.
 - b. Village security – Office needs a schedule for 2024 on timing when the security will be in community. Mike will get a schedule.
 - c. Changes to the BOD/Townhall meetings. TaLisa discussed the date and time changes of the BOD/Townhall meetings.
9. Executive session if needed;
Not needed
10. Report back from Executive session;
N/A
11. Adjourn.
Meeting was adjourned at 7:24 pm by TaLisa

X *Terri Langford*

Terri Langford

X *Talisa Samuel*

Talisa Samuel