

**BOARD OF DIRECTORS MEETING FOR
HV OF LIVINGSTON OWNERS' ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 10:30 A.M. ON SATURDAY, JULY 15, 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 June 17, 2023;
4. Financial Report;
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. Tobago
 - e. CasaBlanca
 - 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/A. Marksberry
 - c. Security Cameras and working into budget for 2023 - Mike Morgan and Thomas Petrek
 - d. Discussion to possibly look for alternative POA Attorney - Thomas Petrek
 - e. Discussion to explore area POA's that use a management company for possible outsourcing, i.e. ACC, elections, deed restriction revision etc. - Doug Presser
7. New Business;
 - a. Vote to hire security for BOD meetings and Townhall meetings.. Vote was as follows:
 - i. Both Town Hall and Regular Meeting Saturday, July 15, 2023 - Vote: Yes: 5 No: 0 Abstained: .
 - ii. Regular Meeting Saturday, August 19, 2023 - Vote: Yes: 3 No: 2 Abstained: 0
 - iii. Both Town Hall and Regular Meeting Saturday, September 16, 2023 - Vote: Yes: 4 No: 1 Abstained: 0
 - iv. Regular Meeting Saturday, October 21, 2023 - Vote: Yes: 2 No: 3 Abstained: 0
 - b. Vote to donate \$750 to Oakhurst Fire Department and Doug will present on 7/3/23. Vote was as follows:

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. Vote: Yes: 5; No: 0; Abstained: 0
 - c. Email blast to property owners looking for ACC volunteers - Doug Presser
 - d. Fall Clean up - TaLisa Samuel
 - e. Jeep Show (how many jeeps can fit with craft show)- Mike Morgan
 - f. Switching the controls on the gradall and Anthony Marksberry running gradall excavator to cut shoulders - Mike Morgan
 - g. Follow up with Post Office on Fedex and UPS deliveries - TaLisa Samuel
 - h. Fish Cleaning Station - Mike Morgan
 - i. Propose amending 2023 budget – Thomas Petrek
 - j. Discussing Clubhouse repairs (termite damage and replacing gutters.)
 - k. Approve installation of security cameras provided the budget gets amended as proposed
- 8. Open discussion;
 - 9. Executive session if needed;
 - 10. Report back from Executive session;
 - 11. Adjourn.

DATED AND TIME POSTED: 7 / 8 / 23 at 11 : 50 a.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;**
TaLisa called the meeting to order at 10:30am.
2. **Roll Call;**
Present at the meeting was, TaLisa Samuel BOD & President, Mike Morgan BOD & VP, Thomas Petrek BOD & Treasurer, Doug Presser BOD & VP, , Mickie Parker Office Manager, and Terri Langford, Secretary was absent. There was a quorum.
3. **Reading of Minutes from June 17, 2023;**
Motion was made by Doug and seconded by Thomas to accept the minutes as written.
4. **Financial Report;**
Motion was made by Mike and seconded by TaLisa to accept the financial report as presented. Mike ask about where the pool sink hole expenses were recorded and Thomas explained.
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
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 - e. CasaBlanca

Thomas discussed the costs of the previous years approved list. The BOD discussed that ditch work is not accounted for in the quotes and Kevin needs to be in the discussion. BOD needs to put together a list of roads and ditches and put on September Agenda.

Thomas asked the Road Committee to put together a list of all the recommended roads with the number of feet of each road. This will need to be reported back to the BOD at August meeting.

Allen will get with Waters on estimate for last years approved roads and get estimates of ditch work for Monte Carlo and Casablanca and discuss at August meeting.

TaLisa will get quotes for gates and discuss at August Meeting.

b. Architecture Committee

- i. Permits
- ii. Violations

There are three members on the ACC but they have not started at the time of the meeting. Permits have been passed to the BOD and there are no updates on violations.

c. Event Committee

TaLisa discussed the event committee is self-maintained and POA funds have not been used for events.

TaLisa discussed the upcoming events, and the Fall dance has shown no interest in the event committee so she will have an email blast to owners to see if anyone is interested in heading that event. If not, the event will be cancelled.

6. Old Business;

- a. Publish email address and phone number of Manager to property owners
TaLisa discussed the information will be published in the next Newsletter.
- b. Drainage ditch issue on Key Largo and Casablanca - Road committee/A. Marksberry
Topic is tabled to August meeting.
- c. Security Cameras and working into budget for 2023 - Mike Morgan and Thomas Petrek
On agenda to approve.
- d. Discussion to possibly look for alternative POA Attorney - Thomas Petrek
Tabled to August Meeting.
- e. Discussion to explore area POA's that use a management company for possible outsourcing, i.e. ACC, elections, deed restriction revision etc. - Doug Presser
Doug discussed his findings on the management company Cedar Point uses. The company is Sterling Management in Houston and it is one person in the office and the management company. The cost is approximately \$30k/yr. After discussion the BOD recommended getting the three volunteer ACC members going. – Topic Closed.

7. New Business;

- a. Vote to hire security for BOD meetings and Townhall meetings.. Vote was as follows:
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- iii. Both Town Hall and Regular Meeting Saturday, September 16, 2023 - Vote: Yes: 4 No: 1 Abstained: 0
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 - b. Vote to donate \$750 to Oakhurst Fire Department and Doug will present on 7/3/23. Vote was as follows:
 - i. Vote: Yes: 5; No: 0; Abstained: 0
 - c. Email blast to property owners looking for ACC volunteers - Doug Presser
Topic is complete
 - d. Fall Clean up - TaLisa Samuel
Topic tabled to August meeting
 - e. Jeep Show (how many jeeps can fit with craft show)- Mike Morgan
Topic was discussed and is not complete.
 - f. Switching the controls on the gradall and Anthony Marksberry running gradall excavator to cut shoulders - Mike Morgan
Kevin will get more familiar with the equipment. Topic is complete.
 - g. Follow up with Post Office on Fedex and UPS deliveries - TaLisa Samuel
Tabled to August meeting.
 - h. Fish Cleaning Station - Mike Morgan
Mike received a proposal from owner and the BOD discussed that this topic will need to be postponed until next year since the BOD extended the proposed space to the FD until January 2024. Topic will go on February 2024 Agenda.
 - i. Propose amending 2023 budget – Thomas Petrek
Motion was made by Thomas and seconded by Doug to amend the 2023 to include \$2k for office computers, include \$20k for security cameras for the gates, include \$2k for fall clean up dumpsters, include village security. The BOD voted Yes: 5 No: 0 Abstained: 0
 - j. Discussing Clubhouse repairs (termite damage and replacing gutters.)
The termites have been killed. There was damage and it was \$230 to replace window seal and runners. Will need to caulk and paint and cost should not be more than \$500.
 - k. Approve installation of security cameras provided the budget gets amended as proposed
Motion was made by Mike and seconded by TaLisa to spend \$19,402.83 on cameras at the three gates. Vote: Yes: 5, No: 0 Abstained: 0
- 8. **Open discussion;**
 - a. Add topic to August agenda to approve the ACC members.
 - b. Add topic to August agenda to create a committee to revise the deed restrictions.
 - c. Add topic to August agenda to discuss adding a retaining wall by storage building.
 - d. Add topic to August agenda to create a maintenance program for camera shacks
 - e. Gutters need to be replaced at the clubhouse and any damage that has incurred from having damaged gutters. Add topic to August agenda

- f. Ranger patrolling. Mickie discussed with head ranger to enforce house rule.
- 9. **Executive session if needed;**
- 10. **Report back from Executive session;**
New ownership of Condo and RV park was discussed
Ross Miller addressed BOD on concerns and no actions were taken
- 11. **Adjourn.**
A motion was made by Mike and seconded by Thomas to adjourn the meeting at 1:15pm.

X *Terri Langford*

Terri Langford

X *Talisa Samuel*

Talisa Samuel