

**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, JULY 18, 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 June 20, 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. Discuss updates as needed: 2024 Washouts from January, April, and May 2024 Rains – TaLisa
 1. 184 Woodland Shores
 2. RV park washout
 3. Lagoon Just before Bridge Washout
 4. Acorn Washout
 5. 1st Hidden Oaks Washout
 6. Sink Hole on Lagoon
 7. Bruno Reality gully washout
 8. 280 Canal washout
 9. By storage-behind sewer plant on Cooke-Jone right of way
 10. Clubhouse washout to the left of pool sprinkler
 11. Clubhouse front bulkhead washout by propane tank
 12. St. Thomas and Cooke-Jones Washout
 13. Cooke-Jones washout at Cayman
 14. 2nd Hidden Oaks washout
 15. Cracks at 2023 bulkhead site
 16. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
 17. Cooke Jones between Roatan and Cayman
 - b) TaLisa to check on dues on property in I section that is abandoned to look into taking legal action. – Annual Mtg – Executive Session
 - c) Mailbox Clusters/Changing address to physical address – Annual Mtg
 - d) TaLisa will check with attorney on short term rentals since our Deed Restrictions state a renter has to have a year lease – Annual Mtg
 - e) TaLisa will check into Condo/RV Park using amenities TaLisa will get attorney to discuss since it is a timeshare only the people renting that own in the timeshare can use the HVLOA amenities– Annual Mtg – Executive Session
7. New Business;

- a. Discuss adding a gate card access to the pool gate. TaLisa
- b. A vote was taken on June 22, 2024, to approve hiring Mr. Fairbanks to be the inspector on the 184 Woodland Shores washout repair with the payment of those services not to exceed \$3,000. (Vote: Yes: 5 (Mike, Allen, Thomas, Doug, and TaLisa) No: 0)
- c. Sherryl Brogden – Address the board concerning violations

8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 7 / 4 / 2024 at 10 : 30 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.

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WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 6:00 P.M. ON THURSDAY, JULY 18, 2024, AT THE CLUBHOUSE
IN THE HOLIDAY VILLAGES SUBDIVISION
IN SAN JACINTO COUNTY.**

BOD MEETING MINUTES

1. Call to order;
Meeting was called to order at 6 pm by Mike
2. Roll Call;
Present at the meeting was Mike Morgan BOD & VP 1, Thomas Petrek BOD & Treasurer, Doug Presser BOD & VP 2, TaLisa Samuel BOD & President , and Julie Coward, Office Manager. Absent Allen Brock BOD, and Terri Langford, Secretary. There was a quorum.
3. Reading of Minutes from July 18, 2024,
Motion was made to approve the minutes as written by Thomas and seconded by Mike. Vote: Yes 3, No 0 Abstain: 1(Yes: Mike, Thomas, and Doug, Abstain: TaLisa)
4. Financial Report;
Thomas reviewed the June Financial Report
5. Committee Reports;
 - a. Road Committee – Nothing to Report
 - b. Architecture Committee – Nothing to Report
 - c. Event Committee – TaLisa discussed that Rhonda and Jarod will not longer be running the Fun Run. An email needs to go to the community to ask if anyone wants to head the committee.
 - d. Deed Restriction Revision Committee – Committee will have a rough draft after the next committee meeting.
6. Old Business;
 - a. Discuss updates as needed: 2024 Washouts from January, April, and May 2024 Rains – TaLisa
 1. 184 Woodland Shores
 2. RV park washout
 3. Lagoon Just before Bridge Washout
 4. Acorn Washout
 5. 1st Hidden Oaks Washout
 6. Sink Hole on Lagoon
 7. Bruno Reality gully washout
 8. 280 Canal washout
 9. By storage-behind sewer plant on Cooke-Jone right of way
 10. Clubhouse washout to the left of pool sprinkler Not Road Monies
 11. Clubhouse front bulkhead washout by propane tank - Not Road Monies

- 12. St. Thomas and Cooke-Jones Washout
- 13. Cooke-Jones washout at Cayman
- 14. 2nd Hidden Oaks washout
- 15. Cracks at 2023 bulkhead site
- 16. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
- 17. Cooke Jones between Roatan and Cayman

Motion was made to approve the bid from Marble Brothers to repair all washouts except 1, 8, 15, and 16 and not to exceed the \$150,000 budget. The repairs will start with Cooke Jones (13 and 17). Washout 1 was already approved, and Mr. Fairbanks is working with Marble Brothers. Washout 8 and 16 will be repaired in house and washout 15 will be deferred to a later date. Washouts 10 and 11 will not use road fund monies and will be included in the insurance claim with the repair of the pool from TS Beryl.

Three washouts Marble Brothers could not get detailed quotes, so he gave footage costs in proposal. TaLisa asked if we need to break out the two washouts that will be included in the insurance claim and Mike said no and Thomas said it will be handled in the financials. Doug asked if there was a possibility it could be less and Thomas said yes or it could be more. Vote: Yes 4, No 0 (Yes: Mike, Thomas, TaLisa, and Doug)

TaLisa asked for an update on washout #1. Thomas said Marble Brothers and Mr. Fairbanks are working out the details of the proposal and the BOD decided to start with washout number 13 and 17 to get the road open. Work will be two days per hole if all goes okay. After washout 13 and 17 then they will start on washout number 1.

- b) TaLisa to check on dues on property in I section that is abandoned to look into taking legal action. – Annual Mtg – Executive Session
Assigned to Julie will put on September Agenda
- c) Mailbox Clusters/Changing address to physical address – Annual Mtg
Complete. Waiting for Post Master to get back to office
- d) TaLisa will check with attorney on short term rentals since our Deed Restrictions state a renter has to have a year lease – Annual Mtg
Complete - Short term rentals are not in the deed restrictions
- e) TaLisa will check into Condo/RV Park using amenities TaLisa will get attorney to discuss since it is a timeshare only the people renting that own in the timeshare can use the HVLOA amenities– Annual Mtg – Executive Session
Complete – Since the Condo/RV owners pay POA dues their guests can have access to the POA amenities.

7. New Business;


- a. Discuss adding a gate card access to the pool gate. TaLisa
Motion was made to approve this topic but not start until 2025 by Doug

and seconded by TaLisa. Doug amended the motion to postpone topic to October to discuss for 2025 budget. Vote: Yes 4, No 0 (Yes: Mike, Thomas, TaLisa, and Doug)

- b. A vote was taken on June 22, 2024, to approve hiring Mr. Fairbanks to be the inspector on the 184 Woodland Shores washout repair with the payment of those services not to exceed \$3,000. (Vote: Yes: 5 (Mike, Allen, Thomas, Doug, and TaLisa) No: 0)
Put on agenda to include vote in minutes.
 - c. Sherryl Brogden – Address the board concerning violations
Not here
- 8. Open discussion;
No discussion
 - 9. Executive session if needed;
BOD went to executive session at 6:32 pm
 - 10. Report back from Executive session;
BOD returned from executive session at 7:08 pm and During the ex. session, the BOD reviewed a list of possible foreclosures sent over by the attorney due to lack of payment of POA dues. The BOD also discussed an anniversary raise for one employee.
 - 11. Adjourn.
Thomas adjourned the meeting at 7:10.

X 

Terri Langford - Secretary

X 

TaLisa Samuel - President