

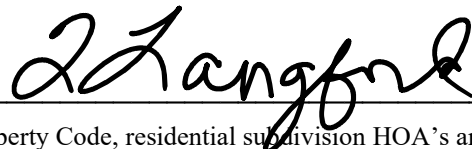
**BOARD OF DIRECTORS MEETING FOR
HV OF LIVINGSTON OWNERS' ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 9:00 A.M. ON SATURDAY, JUNE 17, 2023, AT THE CLUBHOUSE
IN THE HOLIDAY VILLAGES SUBDIVISION
IN SAN JACINTO COUNTY.**

BOD AGENDA

1. Call to order;
2. Roll Call;
3. Reading of Minutes from June 1, 2023;
4. Financial Report;
5. Committee Reports;
 - a. Road Committee
 - i. Update on progress
 1. Road Repairs and Ditch work
 - b. Architecture Committee
 - i. Permits
 - ii. Violations
 - c. Event Committee
 - i. Recap of previous events
 - ii. Discuss scheduled future events
 - iii. Discuss addition of new events
6. Old Business;
 - a. Wash out by pool - BOD voted 6/6/23 to accept Steve Mata's 2nd quote of \$11,900 (\$7,500 to start and \$4,400 at completion) to make repairs of the wash out by the pool area. Vote: Yes: 5, No: 0, Abstained: 0
BOD voted 6/9/23 to add two loads of rock for an approximate total of \$1700 to the original repairs for the wash out. Vote: Yes: 5, No: 0, Abstained:0
 - b. Update Invitation timing of BOD meeting to SWWC Regional Manager
 - c. Drainage ditch issue on Key Largo and Casablanca
7. New Business;
 - a. Road Committee Recommendations
 - b. Security Cameras
 - c. Discussion to possibly look for alternative POA Attorney
 - d. Discussion to explore area POA's that use a management company for possible outsourcing, i.e. ACC, elections, etc.
 - e. Discuss possible fencing options for the area between the Pavilion and Lot 95.
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 6 / 10 / 23 at 1 : 00 p.m.

Terri Langford



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.

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;**
Meeting was called to order by TaLisa Samuel at 9:02 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, Terri Langford Secretary, and Mickie Parker Office Manager. There was a quorum.

 3. **Reading of Minutes from June 1, 2023;**
Motion was made by Mike Morgan and seconded by Thomas Petrek to accept the minutes as written. Vote: Yes: 5; No: 0; Abstained: 0

 4. **Financial Report;**
Thomas Petrek reviewed the financial report and a motion was made by Doug Presser and seconded by Mike Morgan to accept the financial report as presented. Vote: Yes: 5; No: 0; Abstained: 0

 5. **Committee Reports;**
 - a. **Road Committee**
 - i. Update on progress
 1. Road Repairs and Ditch work
Previous approved roads need to be added to July's agenda:
 - a. Hidden Oaks from gate to Hidden Cove
 - b. Cayman St. entrance from concrete pavement to Hidden Cove
 - c. Amalie Court Cul-de-sac
 - d. Casablanca
 - e. Woodlands Shores
- TaLisa Samuel gave an update on the warranty work that is being done on Cooke-Jones and Hidden Cove. Allen Brock explained the road work process. Waters will be giving a quote on the soft spot at the area around boat ramp parking. TaLisa reviewed the quotes on the previously approved roads already received.
- b. **Architecture Committee**
 - i. Permits

ii. Violations

There are no reports for the ACC committee since there are no members. The Maintenance team will investigate any possible violation sent in by a property owner and office will send out letters.

Doug Presser suggested an email blast be sent out to all the owners looking for volunteers for the ACC Committee.

c. Event Committee

i. Recap of previous events

TaLisa Samuel reviewed the BBQ cook off and car show. No POA funds were used for the event.

ii. Discuss scheduled future events

Next event is the Fireworks and fun run. Oakhurst FD will work the fireworks this year.

iii. Discuss addition of new events

TaLisa discussed another clean up in the fall. Topic will be tabled to July's agenda.

TaLisa Samuel discussed the October Chili Cook-off/Craft Show and possibly adding a Jeep show. Mike said parking could be an issue and he will let TaLisa know how many jeeps could fit in the parking lot with the craft show.

6. Old Business;

a. **Wash out by pool** - BOD voted 6/6/23 to accept Steve Mata's 2nd quote of \$11,900 (\$7,500 to start and \$4,400 at completion) to make repairs of the wash out by the pool area. Vote: Yes: 5, No: 0, Abstained: 0

BOD voted 6/9/23 to add two loads of rock for an approximate total of \$1700 to the original repairs for the wash out. Vote: Yes: 5, No: 0, Abstained:0

Only one load of rock was used during the work and work is complete.

b. **Update Invitation timing of BOD meeting to SWWC Regional Manager**

Only one question was sent to the BOD on what would like to be discussed. The BOD has killed this topic and will publish the email address and phone number of manager of SWWC to property owners

TaLisa Samuel changed the order of the agenda to discuss the Road Committee Recommendations since visitor came to meeting.

c. **Drainage ditch issue on Key Largo and Casablanca**

Mike Morgan discussed with road committee about the culvert in the Key Largo/Casablanca area. The road committee with the help of Anthony Marksberry will look at the issue and report back to the BOD.

7. New Business;

a. Road Committee Recommendations

- i. The road committee had a visiting engineer come in to discuss the POA roads. He discussed the condition of the roads and how the road committee needs to move forward. He will send over more details of where we need to start.
- ii. The Road Committee gave the BOD their recommendations for road and ditches that need to be repaired:
 1. Woodlands Shores from Cooke-Jones to Casablanca
 2. Monte Carlo
 3. Leaning Oak
 4. Tobago
 5. Casablanca

The BOD discussed how the roads were repaired last year and why they failed. It was discussed the shoulders of the roads need to be cut back to allow for water to drain off road and the BOD said the gradall excavator can do that work. BOD to get with Kevin McDonald to start cutting the shoulders of the roads. It was brought up that the controls need to be switched over in the gradual excavator.

Anthony Marksberry will get with Mike Morgan on working the gradall excavator and cutting the road shoulders. This topic will be on July's agenda.

b. Security Cameras

Cathy at the Rangers station contacted Ageint Security and they sent a quote for an upgrade to the security camera systems at the main gate, back gate, Section J gate, clubhouse and boat ramp. Mike Morgan advised there was an updated quote so topic will be tabled to July's meeting.

Thomas Petrek will work with Doug Presser on where the security camera expenses can fit in the 2023 budget.

c. Discussion to possibly look for alternative POA Attorney

Thomas Petrek brought the business card of an attorney in Onalaska, Kerry Hagan. After a discussion the BOD recommended more research on attorneys needed to be done and this topic will be tabled to July's meeting.

d. Discussion to explore area POA's that use a management company for possible outsourcing, i.e. ACC, elections, etc.

Doug Presser discussed the need for a management company to outsource the ACC, elections, and possibly the revision of the deed restrictions. Doug will check with other POAs in the area and topic will be tabled to July's meeting.

e. Discuss possible fencing options for the area between the Pavilion and Lot 95.

BOD will remove the green rope between the Pavilion and lot 95 and will install ballards and wire.

f. Open discussion;

The BOD has decided to allow the property owners to have this time on the agenda to ask the BOD questions and requests topics to make it on an agenda. TaLisa Samuel advised all property owners in attendance of the meeting that the only people that will speak will be the people that sent in a request to speak. Each person would be limited to three minutes per topic.

- i. Sheryl Brogden discussed the delivery of Fedex and UPS and the issues she was having getting her deliveries. Sheryl talked to the Onalaska Post Office and the Pointblank Post Office and was told the office needed to issue a code to the delivery companies. TaLisa Samuel will follow up with the Post Office on what the issue is.
- ii. Sheryl Brogden passed out to the board a Lawyers.com HOA rights and duties document and asked the BOD how the deed restrictions would be followed by the new BOD members. She then started talking about an RV that was allegedly brought in by a BOD member. Sheryl was asked to please not talk about specific people in an open forum that if she wanted to name specific property owners that are possibly violating the deed restriction, she would need to bring the issue to the BOD during executive session. An outburst from some property owners was made. Mike Morgan and Mickie Parker went to the property owners to calm them down. Sheryl continued with her topic.
- iii. Willis (Brad) Jones discussed the fish cleaning station. Mike Morgan will collect the information from Willis and the topic will be put on July's agenda

8. Executive session if needed;

9. Report back from Executive session;

BOD reviewed a building permit that was brought in by Mickie Parker. The property owners purchased the lots that have drainage culvert going through the property.

10. Adjourn.

Motion was made by Thomas Petrek and seconded by Mike Morgan to adjourn the meeting at 11:33 am.

X *Terri Langford*

Terri Langford - Secretary

X *Talisa Samuel*

Talisa Samuel - President