

**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, JUNE 20, 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 April 11, 2024, Emergency Meeting on May 4, 2024, and election meeting on May 18, 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. Suspension of procurement rules for washouts, road repairs and any other emergency declared- From Emergency meeting in May
 - b. 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
7. New Business;
 - a. TaLisa to check on dues on property in I section that is abandoned to look into taking legal action. – Annual Mtg – Executive Session
 - b. Mailbox Clusters/Changing address to physical address – Annual Mtg
 - c. TaLisa will check with attorney on short term rentals since our Deed Restrictions state a renter has to have a year lease – Annual Mtg

- d. TaLisa will check into Condo/RV Park using amenities TaLisa with 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
- e. TaLisa will share Melissa from Texas Water Utilities email – Annual Mtg
- f. TaLisa will have office print out eblast to community and post on bulletin board
- g. Discuss adding a gate card access to the pool gate. TaLisa
- h. Approve the following Banking Resolution with First National Bank of Livingston:
 - 1. Close/Delete Debit card issued to Cathy Rodriguez that is associated to the Operating acct. # ***8540 and;
 - 2. Open/Add a Debit card to be issued to Julie Coward/Ranger linked to same account above that has a \$200 limit.

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

DATED AND TIME POSTED: 6 / 11 / 2024 at 3 : 10 p.m.

<u>Terri Langford</u>	
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

Meeting agenda revision. The date on the Emergency Meeting should be May 2, 2024

1. Call to order;
Meeting was called to order at 6:00 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, Allen Brock BOD, Terri Langford, Secretary and Julie Coward, Office Manager. Absent TaLisa Samuel BOD & President. There was a quorum. Mike discussed TaLisa was out for medical reasons.
3. Reading of Minutes from April 11, 2024, Emergency Meeting on May 4, 2024, and election meeting on May 18, 2024;
Motion was made by Thomas and Seconded by Doug to approve the April 11, 2024 meeting minutes as written and presented. Vote: Yes 4, No 0 (Yes: Mike, Allen, Thomas, and Doug)
Motion was made by Thomas and Seconded by Allen to approve the Emergency Meeting on May 2, 2024 meeting minutes as written and presented. Vote: Yes 4, No 0 (Yes: Mike, Allen, Thomas, and Doug)
Motion was made by Thomas and Seconded by Doug to approve the May 18, 2024 meeting minutes as written and presented. Vote: Yes 4, No 0 (Yes: Mike, Allen, Thomas, and Doug)
4. Financial Report;
Thomas Reviewed the financial report
5. Committee Reports;
 - a. Road Committee
The BOD discussed with all the washouts no monies have been spent on roads
 - b. Architecture Committee
The BOD reviewed the handout from the ACC
 - c. Event Committee
The BOD discussed spring cleaning, Memorial Day fun run/band, and BBQ cookoff. Upcoming events is the 4th of July Fun Run and Fireworks, back to school party, and Labor Day (It has been asked that the fun run be moved to the evening to help with the heat)
 - d. Deed Restriction Revision Committee
Cheryl advised the BOD the committee is about 50% complete reviewing the document.

Thomas gave a shoutout to all the committee members thanking them for their work.

6. Old Business;

- a. Suspension of procurement rules for washouts, road repairs and any other emergency declared- From Emergency meeting in May
This topic is complete

- b. Discuss updates as needed: 2024 Washouts from January, April, and May
2024 Rains – TaLisa

- 1. 184 Woodland Shores
- 2. RV park washout
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- 17. Cooke Jones between Roatan and Cayman

Motion was made by Thomas and seconded by Allen to accept proposal from Marble Brothers on 184 Woodland Shores for the natural drainage area and right of way as recommended by Fairbanks and Associates with modification to remove the second manhole and Thomas will get with Len on inspector. Vote: Yes 3 (Thomas, Allen and Doug) No 1 (Mike)

Thomas will bring items 2-17 washout proposals to July's meeting.
Doug discussed if Thomas gets the proposals before the July meeting for Cooke Jones washout the BOD should discuss to get the road opened back up.

7. New Business;

- a. TaLisa to check on dues on property in I section that is abandoned to look into taking legal action. – Annual Mtg – Executive Session
TaLisa was absent from meeting so this will be tabled to July's Meeting.
- b. Mailbox Clusters/Changing address to physical address – Annual Mtg
TaLisa was absent from meeting so this will be tabled to July's Meeting.
- c. TaLisa will check with attorney on short term rentals since our Deed Restrictions state a renter has to have a year lease – Annual Mtg
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- d. 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
TaLisa was absent from meeting so this will be tabled to July's Meeting.
- e. TaLisa will share Melissa from Texas Water Utilities email – Annual Mtg Eblast to community was sent and this topic is complete
- f. TaLisa will have office print out eblast to community and post on bulletin board
Eblast are put on community bulletin board in the clubhouse. This topic is complete.
- g. Discuss adding a gate card access to the pool gate. TaLisa
Doug made a motion review and vote for approval and Allen seconded to discuss and vote on the gate card access at the pool gate. The purpose is to monitor the people coming in to make sure they are up to date on dues.
Vote: Yes 2 (Doug and Mike) No 2 (Thomas and Allen) There was not a quorum vote on this topic.
- h. Approve the following Banking Resolution with First National Bank of Livingston:
 - 1. Close/Delete Debit card issued to Cathy Rodriguez that is associated to the Operating acct. # ***8540 and;
 - 2. Open/Add a Debit card to be issued to Julie Coward/Ranger linked to same account above that has a \$200 limit.

Motion was made by Thomas and seconded by Doug to approve the banking resolution. Vote: Yes 4 (Thomas, Doug, Allen, Mike) No 0

- 8. Open discussion;
Sheryl Brogden addressed the BOD regarding not being notified that a representative from the water company was coming to a meeting. She discussed emails she received from the BOD and asked the BOD to remove Mike as VP from the BOD.
- 9. Executive session if needed;
- 10. Report back from Executive session;
Two foreclosures were discussed in executive session and will be tabled for more research to July's meeting.
- 11. Adjourn.
Meeting was adjourned at 7:05 pm by Mike

X 

Terri Langford - Secretary

X 

Mike Morgan – Vice President 1