

**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, MARCH 16, 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 February 8, 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. Email to ask water company Regional Manager to put in writing if HVLOA is still considered resort - TaLisa (from January's meeting)
 - b. TaLisa to contact attorney to discuss revising deed restrictions. (From February meeting)
 - c. 2024 Washouts from January 2024 Rains – TaLisa (from February meeting)
 - i. 184 Woodland Shores where the water drains into the gully, there is a large washout.
 - ii. Washout under the road just at the bottom of the RV park on Woodland shores.
 - iii. Washout on Cooke-Jones, just before Cayman, a portion of the gully's edge washed out.
 - iv. Washout in the gully on Lagoon, just before the bridge.
 - v. Sink Hole on Lagoon
 - vi. Washout in a gully on Hidden Oaks.
 - vii. Washout on Acorn.
 - viii. Washout in the gully behind Bruno Reality.
 - ix. Washout at 230 Canal – exposed sewer line.
 - x. Culvert clean out on Key Largo
 - d. Propane tank rental/purchase – Thomas (from February meeting)
7. New Business;
 - a. Discussion to confirm a date for Spring cleaning
 - b. Summarize orally and document in the minutes that the BOD took action by unanimous written consent to consider the routine matter of lawn maintenance. Upon consideration and discussion of quote responses for lawn maintenance of both POA properties and right of ways, the BOD unanimously agreed to accept the quote from J.M. Lawn Service in the amount of \$49.9K. This agreement offers cost savings of \$12.9K per year for the next 3 years for total savings of approximately \$38.7K to the POA.
 - c. Discuss May 2024 election ballot.
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

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.

DATED AND TIME POSTED: 03 / 09 / 2024 at 09 : 00 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 MEETING MINUTES

1. Call to order;
Meeting was called to order at 0900 by TaLisa.
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, and Julie Coward, Office Manager. Absent Terri Langford, Secretary, There was a quorum.
3. Reading of Minutes from February 8, 2024;
A motion was made by Mike and seconded by Tom to accept the minutes as written. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0, Minutes accepted.
4. Financial Report;
Thomas reviewed the financial report.
5. Committee Reports;
 - a. Road Committee
No Committee update until 2023 proposed roads are complete.
 - b. Architecture Committee
ACC members are Jim, Cheryl, and Scott. The building permits were reviewed.
 - c. Event Committee
TaLisa discussed the past events and the upcoming events. Doug volunteered to head the BBQ cookoff and scheduled it for June 8th.
 - d. Deed Restriction Revision Committee
First meeting for the deed restriction revision committee was 3/9 and Cheryl Golden will head the committee. Next meeting will be 4/3 and Committee is waiting on getting clarification on wording of paragraph 18 from attorney.
6. Old Business;
 - a. Email to ask water company Regional Manager to put in writing if HVLOA is still considered resort - TaLisa (from January's meeting)
TaLisa went to the water company to discuss and Bo Smith will check to see if HVLOA is considered a resort.
 - b. TaLisa to contact attorney to discuss revising deed restrictions. (From February meeting)
Attorney was contacted and this topic is complete.
 - c. 2024 Washouts from January 2024 Rains – TaLisa (from February meeting)
 - i. 184 Woodland Shores where the water drains into the gully, there is a large washout.
Received three quotes
Tom met with Len Fairbanks, Civil/Structural engineer on work scope. Motion was made by Mike to Not use Len Fairbanks' quote of \$8400. Motion was seconded by Tom. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0, Approved.
New motion was made by TaLisa seconded by Thomas to Reconsider proposal from Len Fairbanks on work scope of washout. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0, Approved

- ii. Washout under the road just at the bottom of the RV park on Woodland shores.
Complete
- iii. Washout on Cooke-Jones, just before Cayman, a portion of the gully's edge washed out.
Will be worked in house
- iv. Washout in the gully on Lagoon, just before the bridge.
Will be worked in house
- v. Sink Hole on Lagoon
Will be worked in house
- vi. Washout in a gully on Hidden Oaks.
Will be worked in house
- vii. Washout on Acorn.
Will be worked in house
- viii. Washout in the gully behind Bruno Reality.
Complete by County
- ix. Washout at 230 Canal – exposed sewer line.
Will be worked in house
- x. Culvert clean out on Key Largo
Will be worked in house
- d. Propane tank rental/purchase – Thomas (from February meeting)
Topic was discussed and will be postponed until January 2025 when it's time to get a refill.

7. New Business;

- a. Discussion to confirm a date for Spring cleaning
May 18 will be the date for the Spring Cleaning - Complete
- b. Summarize orally and document in the minutes that the BOD took action by unanimous written consent to consider the routine matter of lawn maintenance. Upon consideration and discussion of quote responses for lawn maintenance of both POA properties and right of ways, the BOD unanimously agreed to accept the quote from J.M. Lawn Service in the amount of \$49.9K. This agreement offers cost savings of \$12.9K per year for the next 3 years for total savings of approximately \$38.7K to the POA.
Complete
- c. Discuss May 2024 election ballot.
Nomination committee gave Secretary the people that wanted to run and it was Doug Presser. Terri Langford decided to run so Doug was not running unopposed.
TaLisa made a recommendation to add a polling question to the ballot. Thomas made a motion to poll for a fish cleaning station at the May meeting with further wording on May's Ballot. Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0, Approved.

8. Open discussion;

Executive session if needed;

9. Report back from Executive session;

TaLisa Samuel made a motion for approval to proceed with legal remedies up to and including deed violations and foreclosures on designated properties discussed in executive session.

Doug Presser seconded Vote: Yes 5 (TaLisa, Mike, Thomas, Allen, and Doug); No: 0; Absent: 0, Approved.

10. Adjourn.

At 12:19 pm Tom made a motion to adjourn the regular BOD meeting and Mike seconded.

X *Terri Langford*

Terri Langford

X *Talisa Samuel*

Talisa Samuel