

**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, NOVEMBER 18, 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 October 21, 2023;
4. Financial Report;
5. Committee Reports;
 - a. Road Committee
 - b. Architecture Committee
 - c. Event Committee
6. Old Business;
 - a. Projects for 2023 Budget
 - i. Spring and Fall Clean up - \$2000
 - ii. Continue pool maintenance services from Backyard Oasis
 - iii. Replace cameras at Clubhouse and Boat Ramp - \$12,000
 - iv. Replace air conditioner at clubhouse - \$10,000
 - v. Replace gutters around clubhouse/pool/maintenance building/Ranger station and make any necessary repairs
 - vi. Extend Ranger summer hours to cover new pool hours in 2024
 - vii. New phones and printers for Rangers
 - viii. Glass replacement in club house
 - ix. Door replacement in club house
 - b. 2023 Road Work – will there be any work in 2023 or will monies be carried over to 2024
7. New Business;
 - a. Approve Event Committee's recommendations of 2024 events
 - b. Approval of final budget amendments to 2023 budget
 - c. Approval of the 2024 budget
 - d. Adoption of the 2024 budget
 - e. Email sent to ask water company Regional manager to put in writing if HVLOA is still considered resort.
 - f. Email to community looking for volunteers for Deed Restriction Recommendation Committee - TaLisa
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 11 / 11 / 23 at 2 : 45 p.m.

Terri Langford

Printed Name



Signature

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.

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;
The 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, Terri Langford, Secretary, and Julie Coward, Office Manager. There was a quorum.
3. Reading of Minutes from October 21, 2023;
A motion was made by Mike and seconded by Thomas 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 update from Committee
Thomas contacted Waters regarding the patches on the roads. Waters advised road was done to specification even though it is not esthetically pleasing. He will stand behind the work base on the warranty.
Allen will call Waters on section of road in J section if it gets any worse.
 - b. Architecture Committee
No update on Violations.
Permits – 11 permits were approved since last BOD meeting.
ACC wants to create a form for complaints and have it sent to the ACC email.
 - c. Event Committee
The Halloween Adult Fun Run had 100 paying participants and was a great success. Veterans Day had a great turn out. The ROTC attended the event and everyone was pleased. Thomas recommended a letter of recommendation and Doug will draft the letter.
Upcoming events is the Santa Fun Run for the Kids.
6. Old Business;
 - a. Projects for 2023 Budget
 - i. Spring and Fall Clean up - \$2000
Will be discussed in the budget topic of meeting.

- ii. Continue pool maintenance services from Backyard Oasis
Will be discussed in the budget topic of meeting.
 - iii. Replace cameras at Clubhouse - \$12,000
Will be discussed in the budget topic of meeting.
 - iv. Replace air conditioner at clubhouse - \$10,000
Will be discussed in the budget topic of meeting.
 - v. Replace gutters around clubhouse/pool/maintenance building/Ranger station and make any necessary repairs
Will be discussed in the budget topic of meeting.
 - vi. Extend Ranger summer hours to cover new pool hours in 2024
Will be discussed in the budget topic of meeting.
 - vii. New phones for Rangers and printer for Office
Two new phones were approved and phone allowance for two phones (Manager and Maintenance) were approved. Printer for the office were not approved.
 - viii. Glass replacement in club house
Not approved for budget
 - ix. Door replacement in club house
Not approved for budget
- b. 2023 Road Work – will there be any work in 2023 or will monies be carried over to 2024
Motion was made by Thomas and seconded by Mike to carry the 2023 road fund budget over to 2024. Vote: Yes 5, (TaLisa, Allen, Thomas, Mike, and Doug) No 0, Abstained 0
No 0, Abstained 0

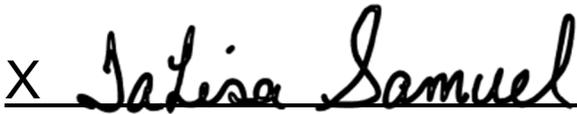
7. New Business;

- a. Approve Event Committee's recommendations of 2024 events
Motion was made by Thomas and seconded by TaLisa to approve the list of events for 2024. Vote: Yes 5, (TaLisa, Allen, Thomas, Mike, and Doug) No 0, Abstained 0
No 0, Abstained 0
- b. Approval of final budget amendments to 2023 budget
Motion was made by Mike seconded by TaLisa to amend the 2023 budget. Vote: Yes 5, (TaLisa, Allen, Thomas, Mike, and Doug) No 0, Abstained 0
No 0, Abstained 0
- c. Approval of the 2024 budget
Topic 6a i – vi were approved to be included in 2024 budget.
Motion was made by Mike seconded by TaLisa to approve the 2024 budget as discussed. Vote: Yes (TaLisa, Allen, Thomas, Mike, and Doug) No 0, Abstained 0
- d. Adoption of the 2024 budget
Motion was made by Mike seconded by TaLisa to adopt the 2024 budget. Vote: Yes 5, (TaLisa, Allen, Thomas, Mike, and Doug) No 0, Abstained 0

- e. Email sent to ask water company Regional manager to put in writing if HVLOA is still considered resort.
Tabled to January Meeting
 - f. Email to community looking for volunteers for Deed Restriction Recommendation Committee – TaLisa
Topic is complete
8. Open discussion;
- a. July to send all mowing companies contracts to BOD with 2023 expenses.
 - b. Get with Lawyer to send recommendation for deed restriction revisions - TaLisa
 - c. BOD will supply ballards and wire as long as it last to property owners on outer parameter of community. Letter will be sent to owners with annual statement.
9. Executive session if needed;
BOD went into executive session
10. Report back from Executive session;
- a. Discussed annual assessment for Condo and RV Park.
 - b. Discussed billing POA Dues
 - c. Discussed HB614
11. Adjourn.
Meeting was adjourned at 12:47pm.

X 

Terri Langford

X 

TaLisa Samuel