

**BOARD OF DIRECTORS MEETING FOR
HV OF LIVINGSTON OWNERS' ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 10:30 A.M. ON SATURDAY, OCTOBER 16, 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 September 16, 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
6. Old Business;
 - a. Drainage ditch issue on Key Largo and Casablanca - Mike (from August meeting)
 - b. Spring and Fall clean up add to budget
 - c. Continue to use Backyard Oasis for pool maintenance
 - d. Create a committee to revise the deed restrictions – TaLisa tabled from September
 - e. ACC recommends email sent to the community to remind them of violation fines. – TaLisa tabled from September
7. New Business;
 - a. Replace cameras at Clubhouse and Boat Ramp (from July's mtg)
 - b. Replace air conditioner at clubhouse
 - c. Replace gutters around clubhouse/pool/maintenance building and make any necessary repairs,
 - d. Install handrails around ramp areas from parking lot to pool
 - e. Purchase asphalt machine from road committee recommendation
 - f. Extend Ranger summer hours to cover new pool hours in 2024.
 - g. Roll up door on storage building in rental area
8. Open discussion;
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 10 / 14 / 23 at 6 : 15 p.m.

Terri Lanford
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.

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BOD MEETING MINUTES


1. Call to order;
The meeting was called to order at 10:30 am 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, Terri Langford, Secretary, and Julie Coward, Office Manager. Allen Brock BOD, Mickie Parker Office Manager were absent. There was a quorum.
3. Reading of Minutes from September 16, 2023;
A motion was made by Thomas and seconded by Doug to accept the minutes as written. Vote: Yes 4 (TaLisa, Mike, Thomas, and Doug); No: 0; Absent: 1 (Allen); Abstain: 1 (Mike). Minutes accepted.
4. Financial Report;
Thomas reviewed the financial report.
5. Committee Reports;
 - a. Road Committee
 - i. Update on progress
 1. Road Repairs and Ditch work
Road Committee had nothing to report.
 - b. Architecture Committee
 - i. Permits
 - ii. Violations
ACC approved 20 permits and declined 1 and progress with violations are being made.
 - c. Event Committee
Future events were discussed in the Townhall. Thomas and TaLisa will discuss the event budget.
6. Old Business;
 - a. Drainage ditch issue on Key Largo and Casablanca - Mike (from August meeting)
Mike talked to the TRA and was advised the POA can replace the culvert but cannot do anything on the lake side. Task is complete.

- b. Spring and Fall clean up add to budget
Tabled to November meeting for budget discussion
 - c. Continue to use Backyard Oasis for pool maintenance
Tabled to November meeting for budget discussion
 - d. Create a committee to revise the deed restrictions – TaLisa tabled from September
Email will be sent to community looking for three more volunteers and committee will be formed by New Year. – Task complete
 - e. ACC recommends email sent to the community to remind them of violation fines. – TaLisa tabled from September
Email was sent. Task complete
7. New Business;
- a. Replace cameras at Clubhouse and Boat Ramp (from July's mtg)
Tabled to November meeting for budget discussion
 - b. Replace air conditioner at clubhouse
Tabled to November meeting for budget discussion
 - c. Replace gutters around clubhouse/pool/maintenance building/Ranger station and make any necessary repairs,
Tabled to November meeting for budget discussion
 - d. Install handrails around ramp areas from parking lot to pool.
Task complete
 - e. Purchase asphalt machine from road committee recommendation
Road committee will discuss at monthly meeting and will bring back to BOD if needed.
 - f. Extend Ranger summer hours to cover new pool hours in 2024.
Tabled to November meeting for budget discussion
 - g. Roll up door on storage building in rental area
Motion was made by Thomas and seconded by Doug to approve repair or replacement up to \$1200.
An amended motion was made by Thomas and seconded by Doug to approve \$300 to fix the door and \$1200 to replace the door.
Vote: Yes 4 (TaLisa, Mike, Thomas, Doug) No: 0, Absent: 1 (Allen); Abstain 0. Motion was approved.
8. Open discussion;
- a. TaLisa informed BOD the POA golf cart needs repairs.

- b. Tree at boat ramp and park will be cut down by SHECO but will not be hauled off.
- 9. Executive session if needed;
BOD went into executive session
- 10. Report back from Executive session;
 - a. Discussed Waters Construction 2023 work is complete and check needs to be cut for the work.
 - b. Discussed Waters Construction 2022 warranty work and Tom will contact Waters to discuss.
- 11. Adjourn.
Motion was made by Thomas and seconded by TaLisa to adjourn the meeting at 12:26 pm.

X 

Terri Langford

X 

TaLisa Samuel