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, JULY 19, 2025,
AT THE CLUBHOUSE IN THE HOLIDAY VILLAGES SUBDIVISION
IN SAN JACINTO COUNTY.

BOD AGENDA

1. Call to order;
2. Roll Call; Present at meeting, Quorum – Yes / No
3. Confirmation of New Secretary – Rhonda McLin
4. Reading of Minutes from June 19, 2025, MTA
5. Financial Report; MTA
6. Committee Reports;
   a) Road Committee Updates
      i. 2025 Recommendations
         1. Casablanca
         2. Woodland Shores
         3. Morocco
         4. Monte Carlo
   b) Architecture Committee Update
   c) Deed Restriction Revision Committee
   d) Event Committee
7. Old Business;
   a) Road and Washouts
   b) In April meeting the Board approved up to $1,200 to get the parts ordered for repairs needed on the Gradall. Scott has the lead on this effort and will keep us posted on progress.
   c) Discuss BOD new candidate form – Tony to review with the attorney
   d) On going conversation with completed Marble Brothers projects that still have issues
8. New Business;
   a) Discuss BOD approvals since last meeting
9. Open discussion; Resident to address the BOD - TL
10. Executive session if needed;
11. Report back from Executive session;
12. Adjourn.

DATED AND TIME POSTED: 7 / / 2025 at ________ p.m.

Tony Key
Printed Name

Tony R Key
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.

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, JULY 19, 2025,
AT THE CLUBHOUSE IN THE HOLIDAY VILLAGES SUBDIVISION
IN SAN JACINTO COUNTY.

BOD MINUTES

1. Call to order.
   The meeting was called to order by President Tony Key at 9:01 am.
2. Roll Call.
   Tony Key President, Doug Presser BOD & VP, Tom Petrek BOD & Treasurer, Scott Rhoades BOD, Buc Tarhalla BOD, Rhonda Gaubatz Office Manager, Rhonda McLin Secretary.
   Tony Key called roll and confirmed there was a quorum to continue.
   Quorum – Yes
3. Confirmation of New Secretary – Rhonda McLin
   Motion was made by Scott and seconded by Doug to approve Rhonda McLin as Secretary
   Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)
4. Reading of Minutes from June 19, 2025, MTA
   Motion was made by Doug and seconded by Scott to accept June 19, 2025 minutes as presented.
   Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)
5. Financial Report; MTA
   Tom presented the Financial Report YTD through the end of June 30, 2025. Financials for the first 6 months presented.
   Road Fund and Profit & Loss was reviewed. Financial documents were reviewed.
   Comparison to June of last year to see how things are going. Revenue is up but our expenses are up primarily due to labor and road repair. We have used a lot of the coal patch. We decided after the last Town Hall meeting to use some of the operations funds to repair roads. Road employees are doing a great job patching our roads. Collections are up.
   Opportunity to answer questions regarding financials.
   Will be working a day per week in Section J to work on patching/repairing of roads.
   $440k in the bank with liability for payroll and the remaining is our equity. Equity is broken down in two places.
   Tony commented that he would like to take into consideration transferring money from our First National Bank to our savings account in First State. Do we need $127k in our checking account.
   Tom suggested that he do a cash flow analysis over the last six months. A couple of years ago the board voted that we move $1k from the checking account into the savings account monthly. That was stopped last year for the monthly transfer. Tom stated he would rather transfer $12k at the end of the year instead of monthly. Scott clarified that it was voted on that we would move $12k every year from checking into the savings. This would be a way to grow our savings.
   Tom recommended that we consider buying CD's or a savings account at Citi Bank or Capital One or Chase. CD's would be locked up for at least a year. Tom suggested that he come up with a dollar amount that we could come up with a dollar about that we could transfer over to a high yield savings account that are backed by the federal reserve.
   Tony asked Tom to look into these recommendations. To report at August or September meeting.
6. Committee Reports
   a) Road Committee Updates – Chairperson Nick Pecheux present. Reported that current members of the committee are Peanut Parker, Donnie McKindry, Nick Andrew.

i. 2025 Recommendations
    1. Casablanca
    2. Woodland Shores
    3. Morocco
    4. Monte Carlo

ii. Discussion was made by Scott regarding ditches being cleaned out ahead of time. None of the recommended roads have the ditches currently cleaned out. Trinadad ditches were cleaned out. Per Tom Trinadad was dropped off because there are other roads in the neighborhood that are worse than Trinadad. Came in and put rock down. Trinidad is on hold. Woodlands Shores Circle needs to be next and Casablanca at the end of Woodlands Shores Circle.

iii. New estimates would be needed to do the ditches. All roads needing to be repaired will also need ditch work. Current quotes are outdated. Cost to repair Casablanca (part) and Woodland Shores Circle would be over $80k without the needed ditch work. Tom suggested that we rock the road instead of paving due to cost.
    a. Need three proposals for ditches and roads. You must show that there was an attempt if unable to obtain three proposals.
    b. Scott recommended rehab the roads. Rehab of the road would be grinding the current road up, top base, smooth it out and roll it in, without seal coat. $80k we could potentially do three roads. It won't last as long as if you seal coated the road. But it should last 5-6 years. We could come in and seal coat the road later. Cost is 32cents/sq' to rehab it vs. 1.87/sq' chip and seal. 46.8k sq' to do Woodland Shores Circle to Casablanca.

iv. Tom proposed that the patches from the washouts are good, and we move forward.

v. Scott and Buc to get quotes on both ditches and road work (rehab) the first two road sections, Woodlands Shores Circle and Casablanca section at end of Woodland Shores Circle.

vi. Previous ditch work was done by the water company. All work and equipment was provided by the water company.

vii. Even with the Gradall you will have to have something to put the dirt in and move it. It has sat for two years and hasn't done any work. This piece of equipment will cost us more than it's worth trying to use it. Plus, you will need to find someone to run it. Tom asked to correct the time frame on the Gradall it is greater than 2 but less than 3. Add to next month's agenda to potentially sell the Gradall.

b) Architecture Committee Update – Previous chairperson has stepped down. Tony asked for volunteers from those attending the BOD meeting. Members include Becky and Greg Myers; Matt and Diana Cranfill. None of the current members are interested in becoming chairperson. We need to have a resident head of the ACC. Tom mentioned that there is a gentleman that wants to be on the ACC. Tom to give Rhonda G the names of those that he is aware of that are on the ACC or wanting to be on the ACC. Rhonda G to get Tony the contact information. Tony to schedule meeting with ACC Committee members.

c) Deed Restriction Revision Committee – Chairperson of this committee has stepped down. Need to schedule a meeting to review final changes and a final decision to be made before the paperwork is sent to the attorney. We need to make sure that every page of the red lined deed restriction has "draft" on every page. The plan is that the finalized changes would go for a vote by 01/01/2026 and become effective 01/01/2027.

d) Event Committee – Rhonda G reported for the event committee.
    i. 4th of July: very successful with 104 entries in the Fun Run. Treated to two different sets of fireworks. Fireworks hosted by Holiday Village on Friday night with a second firework display

hosted by neighbors on Saturday night.

ii. Back to School event – Currently we have plenty of school supplies donated but no backpacks. We need backpacks. There will not be a party this year but instead have backpacks with school supplies and children's names on them ready for a scheduled pick up time.

iii. Jeep Show: Julie Tunell who had volunteered to coordinate this event is unable to assist. Rhonda G to work on finding a replacement volunteer to coordinate.

iv. Need someone to volunteer to chair the event committee. Laura will continue to send emails and flyers but doesn't want to be in charge.

7. Open Discussion

   a) Resident, Sidney Schilhab, presented concern regarding ProStar having access card and coming in at 0545 and 0600 in the morning to empty dumpster. Issues with this dumpster include people putting their trash around the outside of the dumpster and varmints scattering trash. The dumpster is outside double gates of resident at Lot 206, Sec H on Antigua. ProStar should wait until 0700 to get in the gates like everyone else. Our gate entry system is very antiquated and does not stamp time when people come through the gates. It's an older system and doesn't have this ability.

      i. Two other dumpsters are in Section I (Big & Cookie and Jerry Warwick). To be addressed as well if in violation.

      ii. Temporary dumpsters are only permitted during construction. Must be on the property owner's property and not in the easement or right away.

      iii. Recommendations were made to update the card readers so that there would be a history of usage. We would need internet at all gates. The cameras that we currently have are wireless.

      iv. Tony will contact ProStar to discuss with them that they are not to enter prior to 7:00 a.m.

   b) 2nd Resident presented by Scott Rhoades on behalf of neighbor that was not present. Vulgarity, beer bottles and smoking in the pool in the community pool to the extent of cussing at a child because they were playing with a football. There is no place for this in our community pool.

      i. Recommendation was made that we have a process going forward if violations are not followed they will receive a warning via email giving them a warning first and then second shutting off their pool cards. Also was recommended that the infraction process be added to the pool gate card agreement that they sign when the card is issued.

8. Old Business

   a) Road and Washouts

      i. Washout behind the clubhouse: can't get in there until everything dries up. This needs to be addressed as quickly as possible. The contractor thinks that the washout is caused because of one of the tiebacks breaking. Scott suggested that the post spacing was close enough. What he tied into the post spacing is 4' apart and these are 9' apart. The contractor stated that this is the normal process. The contractor believes that the tiebacks just broke, that they were not welded enough. There are three posts to one tieback. The contractor stated that this was normal. Scott disagreed with the contractor.

      ii. Sink Holes: Sink holes and St. Thomas and on Woodland Shores. The sink hole on Woodland Shores is by the box. The water is going underground now and will cause another wash out. They didn't pack enough originally. There is a void in there somewhere. The dirt work was not compacted enough when the original work was done. This needs to be addressed before the problem gets worse. Recommendation was made that a meeting with Marble Brothers be scheduled. Rhonda G to send Tony contact information.

      iii. Potential washout at corner of Monte Carlo and Key Largo. Scott agrees and says this has been there for ages. The rainwater coming down the road is what is causing it. We need to stop the down flow of water.

iv. The grey house, on the corner, owner dug a ditch that the subdivision is responsible for. It's an open ditch that we are liable for. They were allowed to put the ditch on the subdivision property. The property owner did receive a permit. The permit was for a culvert to be placed. Time limit on building permits are 6 months. JR to fill the ditches in with the existing dirt. The permit was issued over a year ago. ACC sent them an email in August 20, 2024 pertaining to the work. Rhonda G has documentation for review.

v. An additional discussion regarding obtaining quotes, the number of quotes required and the availability of contractors to give quotes for roadwork was had.

b) At the April Board meeting it was approved for up to $1,200 to get the parts ordered for repairs needed on the Gradall. Scott reported that parts (new or used) are no longer available for the Gradall.

i. Tom met specifically with Mr. Reynolds. He gave us a quote for $148k but he doesn't think he's interested in any other projects.

ii. The Motion to sale the Gradall was made by Scott and seconded by Buc
Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)

iii. Scott to run lead on the sale of the Gradall.

c) Discuss BOD new candidate form
The form was sent to our attorney. Copy of response provided of what was received. Our attorney responded that this is an employment law question. He has copied one of his partners for guidance. Partner is in a federal case trial and will not be able to respond for a couple of weeks. Table and put on next month's agenda.

d) On going conversation with completed Marble Brothers projects that still have issues which we have previously discussed. No other conversation needed to be added other than setting up a meeting. President will call a special Board Meeting with all members of the board and Marble Brothers.

9. New Business:
   a) Voted Rhonda M as secretary

10. Open Discussion:
    a) Move 8/23/2025 BOD meeting to 8/30/2025

11. Executive session
Doug motioned to move to the Executive Session, seconded by Scott
Meeting paused at 11:23 for Executive session.

12. Report back from Executive session at 11:51 am
Topics of Discussion:
    a) BOD made a decision to issue with resident at pool BOD will make a joint decision on either warning or terminating their key access.
    b) Leave open Board member position open at this time
    c) Section J material patch holes in Section J
    d) OSHA issue
    e) Roads to move forward with no seal coat

13. Adjourn
Motion made by Doug and seconded by Scott to adjourn the meeting at 11:46
Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)

DATED AND TIME POSTED: 7/23/2025 at 12:15 p.m.

Tony Key
Printed Name

Tony R Key
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.