

**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, OCTOBER 10, 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 September 12, 2024,
4. Financial Report;
5. Committee Reports;
 - a) Road Committee
 - i. 2024 Recommendations – If funds are available
 - A. Woodland Shores
 - B. Casablanca
 - C. Morocco
 - D. Monte Carlo
 - b) Architecture Committee
 - c) Event Committee
 - d) Deed Restriction Revision Committee
6. Old Business;
 - a) Discuss updates as needed: 2024 Washouts from January, April, and May
2024 Rains – TaLisa
 - 1. 184 Woodland Shores – In Progress**
 2. RV park washout
 3. Lagoon Just before Bridge Washout
 4. Acorn Washout
 5. 1st Hidden Oaks Washout
 - 6. Sink Hole on Lagoon - Complete**
 - 7. Bruno Reality gully washout - Complete**
 8. 280 Canal washout
 - 9. By storage-behind sewer plant on Cooke-Jone right of way - Complete**
 10. Clubhouse washout to the left of pool sprinkler
 11. Clubhouse front bulkhead washout by propane tank
 - 12. St. Thomas and Cooke-Jones Washout - Complete**
 - 13. Cooke-Jones washout at Cayman - Complete**
 14. 2nd Hidden Oaks washout
 - 15. Cracks at 2023 bulkhead site -Complete**
 16. Pothole in road on Leaning Oak (Sec J Acorn and Leaning Oak)
 - 17. Cooke Jones between Roatan and Cayman – Complete**
 - b) Clubhouse Roof repairs – Get quotes – Tom/Julie
 - c) Front Gate Repairs
7. New Business;
 - a) 2025 Budget Discussion

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

DATED AND TIME POSTED: 10 / 3 / 2024 at 3 : 00 p.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.

**BOARD OF DIRECTORS' MEETING FOR
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IN SAN JACINTO COUNTY.**

BOD MEETING MINUTES

1. Call to order;
Meeting was called to order by Mike at 6 pm.
2. Roll Call;
Present at the meeting was Mike Morgan BOD & VP 1, Thomas Petrek BOD & Treasurer, Doug Presser BOD & VP 2 (by phone), TaLisa Samuel BOD & President, Allen Brock BOD, Absent Terri Langford, Secretary, and Julie Coward, Office Manager. There was a quorum.
3. Reading of Minutes from September 12, 2024,
A motion was made by Thomas and seconded by TaLisa to accept the minutes as written. Vote: Yes 5, No 0 (Yes: Mike, TaLisa, Thomas, Allen, and Doug)
4. Financial Report;
Thomas reviewed the Financial Report
5. Committee Reports;
 - a) Road Committee – It was noted the order of the roads listed in the minutes does not reflect the priority in order which was recommended by the road committee. The correct order is as follows: (1) Casablanca, (2) Woodland Shores, (3) Morocco and (4) Monte Carlo.
 - i. 2024 Recommendations – If funds are available
 - A. Casablanca
 - B. Woodland Shores
 - C. Morocco
 - D. Monte Carlo
 - b) Architecture Committee: Jim resigned; ACC committee is in need of one volunteer. TaLisa will ask Terri to send an Eblast for the volunteer request.
 - c) Event Committee:
 - a. Fall fest expenses were \$1,013.10. After expenses, the total amount raised from the event is \$6,275.
 - b. John Britt volunteered to oversee the Halloween Fun Run.
 - c. The same caterer as 22 and 23 Veterans meal has been confirmed for 11/9/24.

- d. No volunteers came forward to oversee the New Years Party. Tom will cancel band and TaLisa will ask Terri to send an eblast letting the community know that the New Years dance has been cancelled.
 - e. Terri is on vacation and TaLisa will be on vacation when she returns, therefore, TaLisa will eBlast flyers for Trunk—or-Treat, Witch Hunt and Veterans before leaving for vacation
- d) Deed Restriction Revision Committee: Mike and TaLisa submitted questions to Cheryl regarding the draft copy turned in by the Deed Restriction Revision Committee. Cheryl is working on the 2024 Presidential Election and will not be available until the election is over. Tony Key, an attending committee member, expressed concern about not agreeing with some of the recommendations. Up to this point, previous feedback from the committee has been that everyone was on board with the draft copy turned in by the committee, however due to the concern along with questions from TaLisa and Mike, it was determined that TaLisa and Mike will set a meeting with the entire committee to review the draft turned in. Once the final draft is approved by the committee and BOD it will be reviewed by the POA's attorney and then shared with the community with the goal for the new restrictions to be voted on in the upcoming 2025 May election.
- 1. Old Business;
 - Discuss updates as needed: 2024 Washouts from January, April, and May 2024 Rains – Thomas
 - 1. 184 Woodland Shores – In Progress**
 - 2. RV park washout
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 - 17. Cooke Jones between Roatan and Cayman – Complete**
- b) Clubhouse Roof repairs – Get quotes – Tom/Julie: As part of the Beryl claim response, the insurance company sent a letter denying Holiday Villages roof claim stating, the CoreLogic Hail Report indicates that the latest hailstorm recorded in “our location” was on February 11, 2024. This date predates the policy coverage inception date of 4/9/2024 – 4/9/2025.

Thomas will look into filing a claim on the previous year's policy. For now, HVL will not cash the insurance check until further investigation is done regarding the partial denial.

- c) Front Gate Repairs: The front gate has been damaged beyond repair. A new gate needs to be ordered, and the driver will be charged for the damage. To date, only 1 quote has been received for a new gate. TaLisa spoke with Gilroy about sending end a quote, however Julie said that she has not received a quote from him. TaLisa will follow up with Gillroy. In the mean time, the "spare" gate has been installed.

2. New Business;

a) 2025 Budget Discussion

Thomas will bring an analysis of the 2025 budget at the next meeting.

- b) As part of the budget discussion, the BOD listed items tabled from previous meetings (AC, Adding Gate Access for Pool, rolling over the extra unused legal budget from 24 to be used for new deed restrictions recommendations) as well as discussed using \$30 to \$35K from operating account for roads and possible needing to budget for a new roof, in case insurance continues to deny the claim. Also, the front and back doors of the clubhouse need to be replaced.

3. Open discussion;

- a) Thomas discussed the 2023 tax return, and the form came back with Secretary as signer, and he wants to change it to Treasurer.
- b) Allen recommended selling the Gradall

4. Executive session if needed;

The BOD went into executive session at 7:03 pm

5. Report back from Executive session;

The BOD reported back from Executive session at 7:36 pm

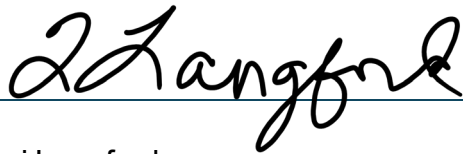
- a) Discussed an employee out for death in the family and vacation
 - b) Need a backup signer on the bank accounts again.
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- i. A motion was made by Thomas Petrek and seconded by TaLisa Samuel to add Mickie Parker as Holiday Villages back up manager and being said manager adding Mickie Parker as an authorized check signer at First National Bank (account # ***1412 and # 4225), confirming that the new authorized check signers are Mickie Parker (manager), Julie Coward (manager), Doug Presser (2nd VP), and Thomas Petrek (treasurer), will be in charge of banking and access to bank accounts. As well as adding "full access" for Mickie Parker to "Business Banking Authority" (online banking).
 - ii. A motion was made by Thomas Petrek and seconded by TaLisa Samuel to add Mickie Parker as Holiday Villages back up manager and being said manager adding Mickie Parker as an authorized check signer at First

State Bank (account # 5371), confirming that the new authorized check signers are Mickie Parker (manager), Julie Coward (manager), Doug Presser (2nd VP), and Thomas Petrek (treasurer), will be in charge of banking and access to bank accounts. As well as adding "full access" for Mickie Parker to "Business Banking Authority" (online banking).


iii. Vote: Yes 5, No 0 (Yes: Mike, TaLisa, Thomas, Allen, and Doug)

1) The BOD will schedule a special meeting before 11/14/24 to approve minutes and have additional 2025 budget discussion.

6. Adjourn. - A Motion was made by TaLisa and seconded by Mike to adjourn the meeting.at 7:42 pm

X 

Terri Langford

X 

TaLisa Samuel - President