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, April 18, 2026,
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 Vice President, Tony Ke, at 9:02 a.m.
2. Roll Call.
   Present at the meeting: Tony Key President & BOD, Doug Presser VP & BOD, Scott Rhoades BOD, Buc Tarhalla BOD, Rhonda Gaubatz Office Manager, Rhonda McLin Secretary. Introduction of our new officer position, Sandy Sandoval, has agreed to the position of treasurer.
   Rhonda McLin called Roll and Tony Key confirmed there was a quorum
   Quorum - Yes
3. Reading of the Minutes from March 21st, 2026.
   Moved to review minutes from March 21st, 2026.
   Motion was made by Tony Key and accepted by Scott Rhoades to approve March 21, 2026, minutes, approved minutes as presented.
   Vote: Yes 4, No 0 (Yes: Tony, Doug, Scott and Buc)
4. Financial Report.
   We have a new treasurer, Sandy Sandoval. This meeting is a training meeting. Doug Presser will be reviewing the financial report. Financial report was reviewed in its entirety to include the Road Fund, Profit and Loss Statement and the Balance Sheet. In the review of the profit and loss statement, Doug explained that our expenses are all normal. Normal monthly expenses reviewed. Two gate controls have been damaged. Person at fault has taken financial responsibility. Allowed for questions from the Board of Directors (BOD) with no questions asked. Scott Rhoades asked question regarding the balance in Event account. Doug clarified with Scott his question. Motion was made to approve the financial report by Tony Key and seconded by Scott Rhoades.
5. Committee Reports:
   a) Road Committee Updates
      i. New roads for 2026 in section J have been voted on by the committee and agreed upon with BODs. There are five roads designated for repair. We will start working on getting quotes once oil prices go down.
      ii. Two washouts on Casa Blanca. Three quotes have been received. We have accepted one of the quotes. The plan is to get started this month depending on the weather. Watching several other washouts throughout the subdivision.
      iii. We will do the ditch work in house in section J prior to the road work being started. There will be a sign-up sheet posted in the club house for volunteers to help with the ditch work.
   b) Architecture Committee Update: Report reviewed by BOD (copy attached).
      i. There were 13 permits, of which all were approved. Turnaround time on permits is less than one day.
      ii. There was one letter of violation that had been sent out.
      iii. Two complaints were sent out this month. One was a recurring problem with dogs. This resident has received several letters regarding this.
      iv. ACC meeting was held on April 17th with three members present.

c) Deed Restriction Revision Committee
   i. Meeting today to discuss deed restriction revisions with the community.
d) Event Committee
   i. Upcoming events: Fish Fry 5/2/26 open to residents only. Memorial Day 5/23/26 there will be a fun run as well as a street dance. We are working on getting food trucks for Memorial Day. Asking for volunteers to help organize Memorial Day events.
   ii. April 11th was our annual Gumbo cook off. Profit of $809.47.
   iii. There will be a private party at the Pavillion on the day of the Fish Fry. There will be a band but this is for a private party.

6. Old Business.
   a) Road and Washouts
      i. Previously discussed during road committee update.
   b) Card Readers Update.
      i. Please come to get your cards. It takes about two days for them to activate. Termination date to be set on disabling the old card reader. This information will be sent out to the community.

7. New Business.
   a) Tony moved to discuss BOD approvals since last meeting.
   Washouts on Casa Blanca. The BOD voted on approving bid from Marble Brothers for the two washouts on Casa Blanca. $7825.00 Casa Blanca and $12275.00 for Montego. We will fund this work through the general funds. Approval Vote: Yes 4, No 0 (Yes: Tony, Doug, Scott and Buc)
   b) Board of Directors
      i. Board of Directors approved to add Shirley Sandoval as Treasurer. She will be added as a signer at First National Bank to POA operating account ending in 1412 and 1609; Special Assessment Road account ending in 4225 and Event Account ending 0900. There will be no changes to Debit/Credit cards ending 3744, 0460 and 1642. She will be added to Business Banking for VIEW only along with Douglas Presser and Scott Rhoades on accounts 1412, 1609, 4225 and 0900. Mickie Parker will continue to have FULL access to Business Banking for all four accounts noted.
      ii. Board of Directors approved to add Shirley Sandoval as signer at First State Bank Saving Account ending in 5371. She will also be added to Business Banking for VIEW only along with Douglas Presser and Scott Rhoades. Mickie Parker will continue to have FULL access to the Business Bank.
      iii. The requirement by the bank to add Shirley Sandoval as a signer is that this is brought before the BOD and voted on for approval.
      iv. Approval Vote: Yes 4, No 0 (Yes: Tony, Doug, Scott and Buc)
   c) Two light posts to be installed in the storage area for $300 each were approved. They have not been installed yet. This is to make the storage area safer and more secure. The new dump trailer will be kept in the storage yard. The trailer will need to be plugged into electricity to keep the battery charged. A power source, meter and plug installed. The storage lot and mini storage area are available for rent to the community.
      i. Approval Vote: Yes 4, No 0 (Yes: Tony, Doug, Scott and Buc)
   d) Board voted and approved to have the Road Assessment put on the ballot to be voted on by the residents. The change will be to go to $5/month per owner. We currently pay $5/month per lot up to four lots.
   e) Deed Restrictions to be discussed after the Meet and Greet that will follow the Board of Directors' Meeting.

8. Open Discussion: Nothing to report

9. Executive session: broke for Executive session at 9:38
10. Report back from Executive session. Returned from Executive session at 9:55 with the following:
    i. Motion to discuss made by Tony the following from the Executive session:
        A. Board of Directors' decision was made regarding resident violation.
        B. Board of Directors' discussed verbiage on the road fund structure. Clarifying where it is easily understood by all residents.

11. Motion to Adjourn at 9:57 a.m. made by Doug, Scott seconded

DATED AND TIME POSTED: April 1/6/2026 at 11:00 Am

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.