BOARD OF DIRECTORS' MEETING FOR
HV OF LIVINGSTON OWNERS' ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 10:00 A.M. ON SATURDAY, AUGUST 30, 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. Reading of Minutes from July 19, 2025
4. Financial Report;
5. 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
6. Old Business;
   a) Road and Washouts
   b) Update on the sale of Gradall
   c) On-going conversation with completed Marble Brothers projects that still have issues
      Set a date
7. New Business;
   a) Discuss BOD approvals since last meeting
   b) Keycard company we use for entering HVLOA
   c) CPR Classes being offered – Details
   d) Lights needed near bus stops
   e) Event committee – Checking account consideration
8. Open discussion
9. Executive session if needed;
10. Report back from Executive session;
11. Adjourn.

DATED AND TIME POSTED: 8 / 23 / 2025 at 12:15 a.m. p.m.

Tony Key
Printed Name

Tony R Key
Signature

BOARD OF DIRECTORS' MEETING FOR
HV OF LIVINGSTON OWNERS' ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 10:00 A.M. ON SATURDAY, AUGUST 30, 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 10:30 am. August 30th, 2025
2. Roll Call
3. 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
4. Reading of Minutes from July 19, 2025
   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
   The financial Report year to date through the end of July was presented during the Town Hall Meeting. Tom offered to answer any questions in regard to the financial report.
   Motion was made by Scott and seconded by Doug to accept July 2025 Financial Reports as presented.
   Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)
6. Committee Reports
   a) Road Committee Updates – Chairperson Nick Pecheux present. It is reported that the current members of the committee are Nick Pecheux and Peanut Parker. Tom recommended that we pause the committee until we reactivate the committee.
      i. 2025 Recommendations
         1. Casablanca
         2. Woodland Shores
         3. Morocco
         4. Monte Carlo
      ii. New Business re-opened to discuss Road funds and recent bids received. We have received three different proposals. All proposals were sent out to board members prior to this meeting for review. Two proposals are from Waters Construction Company; one is not acceptable due to pricing. Another bid received from Choctaw Construction coming in at approximately $100k higher than the Waters Construction Company bid. The first proposal from Waters came out higher than his second bid which resulted in six cents less per square foot. Culverts are all good. They have all been checked by Scott Rhoades. The second quote from Water's Construction is to do all of Casa Blanca and Woodland Shores Circle.

   A motion was made by Scott and seconded by Buc to accept Proposal 2 from Waters Construction Company for $143,812.50. No further discussion.
   Tony Key, President, recommended we move forward with proposal #2 from Waters Construction Company August 20, 2025, bid of $143,812.50 plus base if needed.
   Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom). Motion 6A passed.
   b) Architecture Committee Update – Jim Hastings stated that he is basically picking up the pieces due to previous chairperson vacating position. There is a two-month gap where we don't have any permits. Discussed culverts and what culverts were put in where. Jim believes there is a

process problem with the culverts. The grey house has an issue with the pipe that they have laid. Discussed issues with the process that has been made with the grey house. Not to fill in until the Board has inspected the final work.

i. It was recommended that there be an email blast sent out for volunteers for the Road and ACC Committees.

c) Deed Restriction Revision Committee – Tony will chair this committee due to the recent chair vacancy.

i. The only item to be added to the document is that 2% increase and $14.75 number. As a committee we are going to recommend to the board the 2% increase.

ii. Once we receive approved documents from attorney and then approved by the board the new Deed Restrictions can be sent out for a vote by the community.

d) Event Committee – Tracy Hawthorne, Chairperson, not present to present events.

i. Upcoming events: Labor Day Scavenger Hunt, DJ Dance scheduled for this Saturday night, August 31, 2025. September will also have the chili/bean cook-off with Jeep Show and Yard Games. October is the Trunk or Treat and the Witch Hunt which is adults only. November is the Veteran's lunch that will be catered again this year. December will be the Santa Fun Run for the children and then the New Year's dance at the clubhouse. There will be a food truck for anyone wanting to have a New Year's breakfast.

7. Old Business

a) Road and Washouts – Still waiting to hear back from Marble Brothers. By the end of this meeting, we need to come up with a date for us and Marble Brothers to meet. Messages not being returned. At some point we need to decide if we want to take legal action.

b) Update on the sale of Gradall – Nothing to report. Communication with Iron Planet has stopped. The contact person that Scott was reaching out to is no longer available. Scott is having to resubmit information. Will table until next meeting

c) On-going conversation with completed Marble Brothers projects that still have issues Set a date of when we want them to come up here to discuss possibly 9/12 or 9/13 once decided will schedule a special meeting with the whole board to discuss. Will keep the scheduled board meeting on the 20th of September. Rhonda to provide contact information to Tony.

8. New Business

a) Discuss BOD approvals since last meeting – nothing to report

b) Keycard company we use for entering HVLOA – current company is going out of business. We will need to look at options. We have two quotes thus far. We should have a third quote by Wednesday. We have a resident who owns a security company who has volunteered to look at what we have and what will work best for our community. They are offering guidance only. Will keep on agenda for next month's meeting. (28.29)

c) CPR Classes being offered – Instructor will give us dates to coordinate CPR classes for our community. Doug to report dates/times at next meeting.

d) Lights needed near bus stops – ordered four signs and installed on both sides of the gates asking that the gates not be blocked while waiting for the school buses. Asking one of the board members to take the lead on this project, to reach out to the electric company about putting up a light at the gate in J Section. The back gate is lit up enough and doesn't need additional lighting. Buc volunteered to take the lead.

e) Event committee – Checking account consideration. It was asked if it would benefit the Board and the community to separate the event committee into a separate checking account. After discussion it was decided to not open a separate checking account. Will table and re-evaluate in 2026.

9. Open discussion – nothing to report
10. Executive session if needed. Not needed.
11. Report back from Executive session; not needed, no executive session.
12. Motion made by Doug and seconded by Scott to adjourn the meeting at 11:48 am
    Vote: Yes 4, No 0 (Yes: Doug, Buc, Scott and Tom)

DATED AND TIME POSTED: 9/20/2025 at 09:00 a.m.

Tony Key
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.