

**BOARD OF DIRECTORS MEETING FOR
HV OF LIVINGSTON OWNER'S ASSOCIATION, INC.
WILL HAVE A REGULAR MEETING OF THE DIRECTORS
AT 9:00 A.M. ON SATURDAY, JUNE 20, 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 President, Doug Presser, at 9:00 a.m.
2. Roll call.
Present at the meeting: Doug Presser President & BOD, Scott Rhoades VP & BOD, Jerry Buc Tarhalla BOD, Jerry Warwick BOD, Robert Westerfield BOD, Sandy Sandoval Treasurer, Rhonda Gaubatz Office Manager, Rhonda McLin Secretary.
Rhonda McLin called Roll and Doug Presser confirmed there was a quorum
Quorum - Yes
3. Reading of Minutes from April 18th, 2026.
Moved to review minutes from April 18th, 2026.
Motion was made by Doug Presser and accepted by Jerry Warwick to approve April 18th, 2026, minutes, approved minutes as presented.
Vote: Yes 5, No 0 (Yes: Doug, Scott, Jerry, Robert and Buc)
4. 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, Sandy explained that our expenses are all normal. Normal monthly expenses reviewed.
Allowed for questions from the Board of Directors (BOD) with no questions asked.
5. Committee Reports
 - a) Road Committee: Nothing to report at this time.
 - b) Architecture Committee: Report attached. Three permits were requested with all being approved. 47 total permits have been requested in 2026. The missing 2024 building permits have been located. Sections A and D have been completed. ACC will verify work was completed. If not completed, the permits are considered expired. There were five complaints received, listed on attachment. No ACC meetings in the last three weeks.
 - c) Event Committee: Balance is \$13,967.26. There will be a huge firework show and a Fun Run with five stops on July 4th. There will be a live band at the firework show. The boat ramp will close at 6p.m. The barbecue cook-off is scheduled for July 11th. We still need donations for the silent auctions. Proceeds from the cook-off will go to Road Fund.
6. Accept results of 2026 Annual Election. Reviewed votes. Recap of the votes: Board Position #2 Robert Westerfield 106 votes, Bridget Berezoski 60 votes, Brittany Mathews 10 votes, Carl Gundrum 10 votes. Robert Westerfield was the winner. Board Position #4

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Jerry Warwich with 128 votes, Carl Gundrum 71 votes, James Gil 29 votes, Tom Petrek 1 vote. Jerry Warwick was the winner. The Road Fund Continuation passed 181 for and 59 against. The Road Fund increase was 126 for and 115 against.

Reviewing #11 on the agenda. 11. Discussion and Action taken to implement vote approval on Road Fund monthly fee to be increased for 2027.

It was the understanding at the time of the election for the increase to be implemented there was a 2/3 majority vote needed. That has been researched going back as far as 2017 when the road fund assessment was written and created. Our attorneys have been involved. Our attorney has responded that once it is passed the yearly vote that we have to do to continue the road fund assessment is not needed unless we are changing something. Therefore, starting next year, it will no longer be on the ballot unless there is a change being sought after. It is a continuation until it is changed. The additional thing we found out is that it only needs a simple majority vote. That being said, the Road Fund passage of 126 to 115 means the increase will be implemented for 2027. The Road Fund increase will take effect January 2027.

The new officers for the year. Doug Presser was voted as President, Scott Rhoades as Vice President, Sandy Sandoval Treasurer, Rhonda McLin Secretary.

Motion to approve was made by Scott Rhoades and seconded by Jerry Warwick.

Vote: Yes 5, No 0 (Yes: Doug, Scott, Jerry, Robert and Buc)

7. OLD BUSINESS:

- a) Update on the sale of property in Section J. We need to come to a decision if are going to try and clean it up or leave it as is. We've discussed both options. The POA does not have the equipment to clean up the property. This is a lot in Section J that there was a fire. The people has abandoned the property. James Gil offered to trim the lot and take a dump trailer to remove some of the trash. He will be responsible for taking the dump trailer to the dump. The POA will pay for the dumping cost.

8. NEW BUSINESS:

- a) Validate and approve BOD items since last meeting:
 - 1. On 4/27/2026 BOD voted 4-0 to remove Deed Restriction Revision from 2026 Ballot.
Vote: Yes 4, No 0 (Yes: Tony, Doug, Scott and Buc)
 - 2. On 5/13/2026 BOD held Emergency meeting at office for employee personnel safety issue. Issue dealt with, no action taken.
 - 3. On May 20, 2026, BOD voted 4-0 to contract with C R I, accounting firm, to count votes at upcoming Annual Election on June 6, 2026.
Vote: Yes 4, No 0 (Yes: Tony, Doug, Scott and Buc)
- b) Nick Berezoski addressed the Board concerning a recycling program & a Standard Bearer (Flag Day) Committee. The recycling program would be on a voluntary basis. There is a local resource at Point Blank. It would require collection/deposit sites throughout the community. Possibly utilizing 55-gallon drums for collection sites. There would be a collection team that would be responsible for collecting from the repository bins and taking them to collection. It will be all volunteer driven. All

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proceeds would go to the community as the BOD sees fit. Potential cost would be the 55-gallon drums which run approximately \$10/each. It would be volunteer driven. Doug recommended a central location instead of throughout the neighborhood so that it can be monitored with a camera and lighting. Suggestion was made to utilize the trailer to do pick up days i.e. Sunday afternoons pick up at each neighbor involved in the program. The BOD preferred that the subdivision's dump trailer not be used. Resident recommended river bags be distributed to households who want to participate. Doug recommended that he take this and come up with a solid plan and present it to the Board at the next BOD meeting in July.

Nick also asked that we form a Standard Bearer (Flag Day) Committee so that we can be assured that we are honoring them correctly. Sandy found competitive pricing to replace the current pole with an aluminum pole. Sandy to send the quote to the BOD. Scott recommended 2-30' poles.

- c) Board to vote to approve and appoint Evelyn Castillo and Danna Geeslin to ACC Committee. Nomination was made by Scott Rhoades and seconded by Robert Westerfield to appoint Evelyn Castillo and Danna Geeslin to the ACC Committee. Jim Hastings to notify them that they have been appointed.

Vote: Yes 5, No 0 (Yes: Doug, Scott, Jerry, Robert and Buc)

9. Open Discussion:

- a) The tractor that belongs to the community is at its end of life. It was bought approximately 2015 used. We have been offered to purchase a 2017 25hp Kabota. The tractor only has 211 hours on it. Comes with a mower deck and a box blade. Scott recommends that the BOD look at it and determine if it is something we would want to purchase. Determine financing if it is something we could benefit from purchasing. To add to July agenda after the BOD has looked at the tractor. Selling for \$15.
- b) Main gate card reader was hit. Card reader has been replaced and is working. Temporary code has been established. The gate card reader has been replaced and is now working. The temporary code has been disabled. The card reader is going to be moved back. There is a post there that will act as a guard to the card reader.
- c) Heavy truck traffic: wearing down the road at the guard shack. The wires are exposed because of the wear and tear that come through the front gate. We are going to re-implement our policy with the rangers that all large trucks must go through the back gate. This will take effect as soon as possible. All residents are responsible for letting all deliveries know that if it is a large/heavy truck they must go through the back gate. It was brought up at this time by one of the residents that the gate card reader at the back gate is shocking people. Doug to follow up on this complaint.
- d) Water company is donating park equipment. It is to be installed at the end of July. It is all commercial playground equipment. There will be a new swing set, an 35 long x 25 wide outlined area with safety padding and a barbecue pit. Under the trees there will be a park bench facing the playground area. This is being contracted by the water company, it is a \$35-36k expense. When the park is complete there will be a ribbon cutting.

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- e) The water company is aware of the water quality. The well will be completely refurbished at the end of this year. They will take the well off line to do refurbishing. They will be trucking the water in so there is no disruption in water.
- 10. Executive Session: broke for Executive Session
- 11. Report back from Executive Session.
 - a) Discussed a couple of personnel matters. Due to confidentiality, we will not discuss.
 - b) Discussed our situation with the condos/time shares. We will be meeting with our attorneys regarding this matter.
- 12. Adjourn.
Motion to adjourn made by Doug Presser and seconded by Scott Rhoades at 10:50 a.m.

DATED AND TIME POSTED: July / 18 / 2026 at 11: 00 a.m.

<u>Doug Presser</u>	<u></u>
Printed Name	Signature

¹ 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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