

**THE BOARD OF DIRECTORS MEETING FOR HOLIDAY VILLAGE OF
LIVINGSTON OWNER'S ASSOCIATION, INC.
9:00 A.M. ON SATURDAY, JULY 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 President Doug Presser at 9:00 a.m.
2. Roll call
Present at the meeting: Doug Presser President & BOD, Scott Rhoades VP & BOD, Buc Tarhalla BOD, Jerry Warwick BOD, Robert Westerfield BOD, Rhonda Gaubatz Office Manager, Rhonda McLin Secretary.
Rhonda McLin called Roll and Doug Presser confirmed there was a quorum
Quorum - Yes
3. Reading and approval of Minutes from June 20, 2026;
Motion was made by Doug Presser and seconded by Scott Rhoades to discuss June 20, 2026 minutes, approve minutes as presented.
Vote: Yes 5, No 0 (Yes: Doug, Scott, Buc, Jerry and Robert)
4. Financial Report – Treasurer Sandoval, reviewed by Doug Pressor in treasurer, Sandy Sandoval's absence. Copies of the Financial Reports provided for review. Road fund account reviewed. Profit and loss statement reviewed: we had a big expense with computer software back up. Annual renewal for our GoDaddy account. On the second page one of the things that stood out. We didn't get billed last month so we paid two months for dumpster fees. There were additional legal fees paid related to the election, paid outside firm to count ballots. Last page shows the account balances on everything. Total of all accounts is \$404,737.88. No questions from the BOD.
5. Committee Reports
 - A. Road Committee Update – Nothing to report.
 - B. Architecture Committee – Jim
 - i. 7 permits were approved. 54 total year to date.
 - ii. 9 violation letters this month with 21 violations year to date
 - iii. Complaints: recurring complaints regarding dead trees which was discussed with the Board. A storage building that is over the property line.
 - iv. ACC meeting was last Wednesday. All members were present.
 - C. Event Committee – Tracy. Rhonda McLin reported in Tracy's absence.
 - i. Event committee for July events including July 4th and the BBQ cookoff/car show/auction were reported on. See attached. All proceeds for the BBQ/Car Show/Auction will go to the road fund.

OLD BUSINESS
6. Update on the sale of property in Section J.

Under HOA Open Meeting Laws in Texas Chapter 209 of the Texas Property Code, residential subdivision HOA's are required to have 'open' board meetings, meaning that the members of the HOA (i.e., the property owners) have the right to attend, but not speak, at said board meetings.

- A. The property in Section J is not finalized as of yet. There will be a public county sale on the property. It is expected to be September 1st at the courthouse in Cold Spring. They are hoping that the property will be on the sale but there is no guarantee that will be. BOD will know for sure in August if the property will be on the docket for sale.
- 7. Update on Section B & C status
 - A. Ruling from the attorneys that sections B and C will no longer be a part of our subdivision deed restrictions. B and C will be omitted from the current deed restrictions. Sections B and C are a separate entity of Holiday Villages.
- 8. Visited with San Jacinto First Responders on gate code situation.
 - A. First responders not being able to get in the gate. The BOD followed up with the first responders and were assured that everyone (all first responders) had access to the code to get in our gates. The concern is that EMS has a high turnover rate with their dispatchers. BOD has met with each outside entity to assure they all have the code.
- 9. Follow up from Nick Berezoski concerning Recycling and a standard Bearer (Flag Day) committee.
 - A. Recycling: there was a ton of great feedback. There were also a lot of concerns raised. They are now looking at a closed container option. They are still waiting on numbers. BOD will wait until all information is gathered to make a decision.
 - B. Standard Bearer: Everything is pretty much set. Flag pole has come in. Will be set next week. They have five volunteers as of now.

NEW BUSINESS:

- 10. Validate and approve BOD items since last meeting
 - A. On 6/29/2026 the Board voted 5-0 electronically to purchase 2017 Kubota Tractor for \$15,000 to replace worn out tractor.
- 11. Shout Out to Bridgett for efforts with P U C and Texas Water
 - A. Bridgett is serving as a volunteer to represent our neighborhood to go to court for the water company. If you have any evidence to bring to the PU(V)C please contact Bridgett. They are charging us twice. She has been keeping up with the hearing and getting the information out to our community. There will be a vote on August 1st.
 - B. Utility Company: the utility will be re-doing our wells here to improve our quality of water. They are not drilling deeper but redoing the filter system. It will take approximately 10 days to complete. They will be bringing in water to assure that everyone will have water. They will not be going deeper but doing a lot of things to improve our quality of water. It will be done prior to the end of the year. It was asked about the park equipment. The water company will be donating but wanted to wait until after our July events. Should be done later this month.
- 12. Solicit for bids to demo and pour new concrete pad at Ranger Station.
 - A. Demo and re-pour concrete pad due to damage caused by heavy trucks coming in through our front gates. Could cost approximately \$4-5K.
 - B. Currently waiting on bids. Buc is working with contractors for bids.
 - C. Anything greater than 2 tons has to use the back gate.
- 13. Board Member Open Discussion

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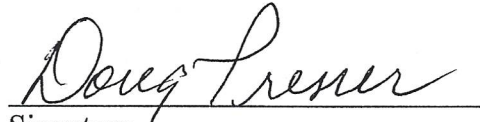
- A. Old card readers have been removed. As we have made much effort to make sure that everyone has an updated gate card there have been a large amount of people coming needing new gate cards. The old card readers have been removed.
 - B. Rangers are accepting packages from outside vendors, i.e. Amazon. Rangers are not to accept packages going forward effectively immediately. Our Rangers will not be responsible for people's packages.
 - C. A resident suggested getting with Amazon for Amazon "boxes" to be installed for deliveries.
14. Adjourn to Executive Session.
15. Report back from Executive session
- A. Sections B and C propose contract with the owners of B and C for the usage of our amenities everything from the roads, pool, boat launch, etc. Come up with an amount the BOD will propose to them for their customers to use our amenities. They will be paying a fee for usage of our amenities. Negotiations and litigations will be done confidentially. Once complete it will be summarized and announced to the community.

Resident asked about the increase in the road fund assessment and if he could get a copy of the letter from the attorney.

16. Adjourn by Doug Presser and seconded by Jerry Warwick.

DATED AND TIME POSTED: ^{8 15} 07/11/2026 at 9:00 A.M.

Doug Presser – President
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 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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