

Henrietta Creek Land Owners Association (HCLOA)

Meeting Minutes – Special Meeting

Date: February 25, 2025

Time: 7:30 PM

Location: Cornerstone Bible Church, 2297 Litsey Rd, Roanoke, TX 76262 and via Zoom

1. Call to Order

The meeting was called to order shortly after 7:30 PM by **Paul Henson**, Vice Chairman, who welcomed attendees and explained the format of the hybrid meeting.

2. Attendees

Board Members Present:

- Paul Henson, Vice Chairman
- Tim Miller, Secretary
- Gary Miron, Chairman (mentioned but not a speaker in this meeting)
- Harley Schild, Vice Chairman
- Darin Winger, Treasurer (represented via household presence)

Community Members Introduced or Spoke:
(may not represent all members who spoke)

Tim Bird (Variance Request)

Charlie Hayner

Jesse Holloway

Dave Smith

Don

Rodney Nesbitt (former Chairman)

Mandy Winger

Jamie (household represented)

Bob Sheffield

Taylor Slagle (membership status discussed)

3. Purpose of Meeting

Tim Miller outlined the purpose of the meeting:

- Vote on a **Deed Restriction Waiver** requested by Tim Bird for a workshop structure at 4245 Haslet Roanoke Rd.
- Provide updates on new governing documents, registration efforts, and communication improvements.

4. Presentation – Variance Request

Tim Bird presented plans for a metal building to be constructed 50 feet from the street, requesting a waiver from the current 100-foot setback requirement in the deed restrictions. He explained topographical challenges and the non-commercial purpose of the building.

Concerns were raised by Jesse Holloway regarding the timing of the project prior to a vote. A discussion ensued on past practices, enforcement history, and the need for clear governance.

5. Voting and Results

After thorough discussion:

- A motion was made and seconded to cease discussion.
- A vote was held among paid HCLOA members present and verified.
- **Motion Passed:** The variance to allow construction 50 feet from the street was **approved** by majority vote.

6. Updates

Tim Miller provided the following updates:

- New HCLOA website launched at henriettacreek.org
- Reformatted and certified copies of bylaws and deed restrictions are now available.

- Efforts are underway to register the association with Denton and Tarrant counties and the State of Texas.

7. Community Concerns

- Mandy Winger reported on transportation and zoning issues affecting Henrietta Creek Rd. She is in contact with Martin Phillips, Assistant Director of Transportation & Public Works for Fort Worth.
- Tim Miller shared cleanup efforts with Oncor and communication with Solara Holdings regarding local property concerns.

8. Adjournment

A motion to adjourn was made, seconded, and passed. The meeting concluded around 8:45 PM.