

Hawg Heaven Lake Estates POA  
Board of Directors Meeting Minutes  
November 11, 2022, 5:30 PM

HH POA Board of Directors

ARA Board

X	Ron Harper , President	X	Lisa Dudley, ARA
X	Charlie Atwood, Vice President	X	Lisa Wheatley, ARA
X	Mary Cross , Treasurer		
X	Bill Baptist, Secretary		
X	Betty Bullard, At Large		

Also in attendance were Homeowners: 8 community members

Due notice given. Quorum was established and the meeting was called to order by President Ron Harper, at 5:30 PM. The meeting was conducted at the clubhouse, 349 Armadillo, Trinity, TX 75862.

COMMUNITY INPUT

Director Harper opened Community Input.

Mary Jo Haltom had questions about the appointment of our newly appointed board member. She also questioned the workings of the Deed Restriction committee.

Roy Luce, speaking out of turn, also questioned the workings of the Deed Restriction Committee.

Tammie Wall verified the duties of her position on the Deed Restriction Committee.

Director Atwood violated the privacy act by mentioning a specific property in his reply to comments being made by the community.

Being no further comments, Director Harper closed Community Input.

ACTIONS BETWEEN MEETINGS - None

RATIFY ACTIONS BETWEEN MEETINGS - None

APPROVE MINUTES

Director Atwood made a motion to approve the minutes from September 9, 2022, as well as the minutes from October 14, 2022, up to the Executive Session, from October 14, 2022. Director Cross seconded it. Motion passed.

FINANCIAL REPORT

- A. Cash Balances – \$76,562.07
- B. Delinquencies – as of 11-11-2022 - none reported due to inaccurate records.
- C. Director Harper presented the Treasurers Report.

Director Atwood made a motion to accept the treasurer's report. Director Bullard seconded the motion. Motion passed.

COMMITTEE REPORT

- A. POA Website Matters:
  - a. Website Report was read by Director Cross, the website liaison.
  - b. Director Atwood made a motion that anything posted on the website will need the approval of the entire board. Director Bullard seconded the motion. Motion passed.
  - c. A discussion was ensued about taking down the Clubhouse Rental Agreement until it can be updated.

B. Architectural Review Committee: Updated Approval Report sent to Board.

C. Deed Restrictions: On hold pending the Zoom workshop with the lawyer.

D. Playground:

- a. Kaitlyn Douglas asked for permission to hold a Christmas lighting contest on December 17, 2022, as well as a Christmas parade on the same date. Director Atwood made a motion to approve use of the clubhouse on this date. Director Baptist seconded. Motion passed.
- b. Prizes for the winners of the contest will be donated by community residents James Cross, Ron Harper and Barbara Baltz.
- c. Approval was also requested for the use of the clubhouse on November 26, 2022, for "Pictures with Santa", with proceeds going to the Playground fund. A motion was made by Director Atwood and seconded by Director Cross. Motion passed.

#### SECRETARY/TREASURER REPORT

Director Baptist reported on the bids received for tree removal and stump grinding and a discussion ensued. Director Atwood made a motion to seek out a company that would do both removal and stump grinding for no more than \$2250. Director Cross seconded it. Motion passed.

Director Baptist presented the cost of the updated sign at the front of the subdivision to cost right at \$375 + tax. Director Atwood made a motion to accept and Director Bullard seconded it. Motion passed.

Director Baptist made a motion to remove Ray Bailey from the checking account and to add Bill Baptist to the account, in order to sign checks. Director Atwood seconded the motion. Motion passed.

Director Cross gave her report which included:

- Legal documents have been sent to the lawyer for updating. The Payment Plan is current and up to date.
- Fines and Fees are on hold until we determine the amounts.
- Management Certificate is on hold until we determine the amounts.

- The Bylaws and Deed Restrictions need to be redone. Attorney Hagan had not done anything about these.
- Another discussion ensued as to hiring Accountant/Bookkeeper.
- A final invoice from Attorney Hagan was presented to the board. Director Harper will make the final payment.
- A Zoom workshop has been set up with the new attorney, Terry Sears, for Wednesday, November 16, 2022, at 5:30

Director Harper gave a report on the Bookkeeping problems.

- The QuickBooks software is unusable due to misuse since it was installed.
- It was discovered that there are over 232 INACTIVE accounts that owe the POA \$107,190.01.
- Running a Profit/Loss report show that we have over \$194,000.00 in the bank. Software not used correctly.

Director Atwood made a motion to accept the Secretary/Treasurer report. Director Bullard seconded it. Motion passed.

### ADDITIONAL CORRESPONDENCE RECEIVED BY DIRECTORS

It was reported that Woody Wallace will be working on the loose dog situation in the subdivision.

The Commissioner, Tommy Parks, will buy and install at the front of the subdivision a Burn Ban sign.

### EXECUTIVE SESSION

No Executive Session.

### SET DATE, TIME & AGENDA OF NEXT MEETING

Several meeting dates were set:

- Special meeting-November 18, 2022, at 5:30
- Special meeting-December 9, 2022 at 5:30

- POA Quarterly Meeting-December 10, 2022, at 9 AM.

All meetings will be held at the clubhouse located at 349 Armadillo, Trinity, TX 75862

Being no further business; the meeting was adjourned by President Ron Harper at 8:45 PM.

  
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President

Date: 1-13-2023

  
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Secretary

Date: 1-13-2023