

Hawg Heaven Property Owners Association, INC.

349 Armadillo RD.

Trinity, TX 75862

Minutes of September 9, 2023 Meeting

The Property Owners Meeting was called to order by President Raymond Conley at 9 AM on September 9, 2023. Charlie Atwood lead in a moment of prayer.

Raymond thanked all who had helped with road repairs and advised we would be getting more road material for further repairs.

The meeting was opened for Community Input:

Tammy Wall opened with the following questions:

What are the qualifications for the open position on the board? Her answer was No conviction of moral turpitude and eligible to vote in an election.

Questions regarding single family residence and enforcement of deed restrictions.

Where are the minutes from certain meetings. Answer to that was they were not turned in by previous Secretary. Raymond advised that would be addressed in the future as not available, etc.

Only hand written notes received BB Dec. 2023

Mary Wall's correction

Tim Fyock addressed the adverse effect of certain properties in the subdivision, one at the front and one near him. Mary Jo advised that she saw the letter given to one property owner by the ARA giving him a year to clean up the property. A discussion regarding the nuisance law that any property owner can file without waiting for the POA to go through legal channels.

Raymond stated that we need to move forward on these things and not dwell on what has been done before.

Tom Esford discussed the subject of a drainage ditch that runs through owners properties and the need for it to be cleaned out. He wants the POA to pay for this. He volunteered to help on the nuisance issues.

Mary Jo brought up the speeding and school bus issue and wants to put speed bumps on the main road.

There were no ratifications between meetings.

The June minutes were not turned in by the Secretary at that time. Tom Esford asked did I not take minutes and he was advised that I held the meeting and did not take notes.

The Treasurers report was given by Betty Bullard as the current treasurer had resigned. It was approved as read.

Sherman gave ARA report. He is working on several and has seen some who have not completed any paperwork for what they are doing. Tim asked about forms and was given information on where to get them.

Mary Jo advised on deed restrictions that she has gone over the information we had at the office and will have to start all over. She advised that the tablet was factory reset when she received it so none of the forms are on it for her to use. Charlie advised that we will be having a workshop on the deed restrictions.

Lone Star has forwarded all records and check from the bank. Kay is in the process of bringing all of the records up to date with the information. She is well qualified for this position.

Charlie asked when redoing the deed restrictions, would it be best to only ~~vote on~~ the actual changes separately and not just all changes so that hopefully we can actually get the deed restrictions up to date with the law and what the owners ~~would~~ like. We don't want to not pass them because someone does not ~~like one change~~ like short term rentals that some owners are wanting.

The by laws will also have to be updated with the new laws that went into effect September 1, 2023.

All utilities have been moved back to the Onalaska Bank for payment.

TRA permits have been requested for work on the pier, boat ramp and dredging. We have received one bid so far in the amount of \$23,000.00 for complete remake of pier and replace part of the boat ramp that needs it. We are hoping to obtain other bids on this.

We hope to have the deed restrictions ready by November or December.

Charlie covered the certified letters request for information that has been addressed. Tammy said the POA should pay for the lawyer to answer the questions she had sent in and was read the attorney's reply on this. She was again advised that the sign in sheet is a part of the elections and will require a court order to obtain that document. Ray wanted to know what her reason for requesting the information she had requested and she said she did not have to answer that.

After much back and forth discussion, Raymond moved forward with the meeting and said the board had voted on and agreed to hire the new bookkeeper. She will only be keeping the books and will have no control on the POA.

We also collected a lien on property from 2019 and voted to keep the 1/2 lot fees at \$20.00 for each half lot.

We will be ordering more road material.

Raymond advised that he wants what is best for the community. He got voted in to the position and would like to move forward and put all this conflict and bad feelings behind so we can work on what needs to be done for the community. Charlie is in the process of buying property here at the present time.

Our next POA meeting will be December 9, 2023 @ 9AM.

Our next Board meeting will be October 14, 2023 @ 9AM. This is on Saturday morning on a trial basis.

Meeting adjourned.

Betty Bullard
Secretary

R. G.