

Hawg Heaven Lake Estates POA  
Board of Directors Meeting Minutes  
March 10, 2023, 5:30 PM

HH POA Board of Directors

ARA Board

X	Ron Harper , President		Lisa Dudley, ARA
X	Charlie Atwood, Vice President (late arrival-5:50 PM)	X	Lisa Wheatley, ARA
X	Mary Cross , Treasurer		
X	Bill Baptist, Secretary		
X	Betty Bullard, At Large		

Also in attendance were Homeowners: 5 community members-See sign-in sheet.

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

There was no community input.

RATIFY ACTIONS BETWEEN MEETINGS - None

SECRETARY REPORT- Director Cross stated the need for buying a new file cabinet. Dakota Douglas volunteered to bring old ones his company was getting rid of. Director Baptist requested from the board that all agenda items be sent to him before 5PM Friday before any meeting. Director Cross made the motion to approve the request and Director Bullard seconded it. Motion passed.

FINANCIAL & BOOKKEEPING MATTERS. including payment of the bills and budget comparison:

Director Cross presented the cash balance from the checking account. Director Cross recommended hiring Crystal Chang as CPA to get us back on track with the IRS. Motion was tabled. Director Cross discussed the handout that explained the fees being collected by the bookkeeper. It is also posted at the clubhouse and behind the 2 desks in the office. Director Cross mentioned that LSB informed her of a situation earlier this week at a closing involving a board member. The lawyer and bookkeeper are looking into it.

There was a discussion about having Director Harper set up a meeting with the IRS in order to get the POA tax situation corrected. Director Harper agreed to do that.

APPROVE MINUTES:

Correction to the minutes from February 10. Director Bullard pointed out that the adjournment time was wrong. Minutes approved with changes. Director Cross made the motion to approve the amended minutes and Director Bullard seconded. Motion passed.

ELECTION UPDATE:

Solicitation letter was read aloud. Applications are open as of March 10, 2023. No applications will be accepted from the floor. Applications will be received by email to [hppo.net](mailto:hppo.net), by mail to 349 Armadillo, Trinity TX 75862, or in person at the office, on Mondays or Thursdays from 2:00 PM -4:00 PM. A newsletter, that will be included in the assessments, will be posted on the website, [www.hppo.net](http://www.hppo.net) and will be eblasted to those who have registered their email addresses with our webmaster. No applications will be received beyond the April 10, 2023 deadline.

Anyone may submit a summary of qualifications 150 words or less . There will be a Proxy ballot, provided by Catherine Zarate, attorney for HHPOA. Minor changes will be made. Remove FAXED and EMAILED. Ballots will be received by mail only. Written proxy notes needed to be notarized. Director Ballard made the motion and Director Baptist seconded. Motion passed.

Election of board will have a 2 year term for the top three candidates with the most votes. The other two, will have a one year term. Director Cross

made a motion to approve and Director Atwood seconded. Motion passed.

A discussion was had about choosing a person to count the votes from the nominations community.

The solicitation of candidates will be posted on the sign at the front of the subdivision as well as the website. April 10 is the deadline for this. Ballots CANNOT have any other marking on it besides what is printed there otherwise the ballots will be deemed invalid and will not be counted.

Motion was made by Director Cross and seconded by Director Atwood. Motion passed,

#### COMMITTEE REPORTS:

**PLAYGROUND:** New playground equipment is installed with the help of several volunteers. Lisa Wheatley reported that she will be stepping down and Katelyn Douglas will be taking her place. It was also discussed that help is needed with pressure washing.

#### DEED RESTRICTIONS:

There was a discussion for the need of updating the Deed Restrictions. Copies of changes from the last board were given to board members for them to look over. Other changes were mentioned that need to be included. Director Atwood said he had a clean copy of those changes that were used in the last election to approve the DR changes that he would send to the Secretary.

Director Atwood questioned the status of the Deed Restrictions committee. It was reported that we were going to discuss this in Executive Session;

**ARA:** TEQ matters in reference to several open septic issues with several residents. Pics are being taken and a report was sent to the board via email.

#### WEBSITE MATTERS:

Copies of the website report was given to each board member. Director Baptist made a motion to approve the report. Director Bullard seconded. Motion passed

APPROVE NEWSLETTER to include with assessments:

Newsletter to include in the mailing of invoices will delete the EMAIL verbage. Also ballots will be mailed out the week of April 17 not April 10.  
DISCUSS BOAT TRAILER stickers:

Director Baptist reported that we can order 100 stickers for \$150. Each resident will be issued 2 and any extras will cost \$5 each. Director Baptist reported that the BURN BAN sign can be purchased. There was a discussion about mowing being done at the clubhouse by people who have no liability insurance and are not been issued a 1099. The insurance company needs to be contacted to confirm coverage. Director Bullard mentioned that there was no insurance on the tractor at all.

DEVELOP, APPROVE, and FILE with the County:

Playground, Boat Ramp Rule and Policy: Policy approved with the addition of "NO OVERNIGHT PARKING" and will be filed with the County Director Atwood made a motion to approve with changes and Director Bullard seconded. Motion passed

Clubhouse Rental Agreement: It was decided to remove the first rule stating that no tape, tacks, staples on the walls. Residents have to have some way to hang decorations. Director Atwood made a motion to approve with changes and Director Bullard seconded. Motion passed

CONVENE into EXECUTIVE SESSION-The Board may convene an Executive Session, as needed, to consider actions involving contract negotiations, attorney communications or other confidential information as allowed under Texas Property Code section 209.0051

a) Deed Restrictions violations were discussed for approval. All but 4 will be sent DR violation letters.

b) The letter that was sent to us by the lawyer for us to use was given to each board member for approval

RECONVENE in open session to report on action/discussions during Executive Session and vote on actions as necessary.

It was decided that DR letters will be sent out to 21 properties. One of the directors abstained approval on one of the properties. The letter given to the board by the lawyer was approved for use for mailing. Director Baptist made a motion and Director Atwood seconded. Motion passed.

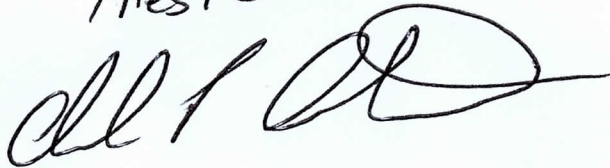
SET TIME & DATE of next meeting:

April 14, 2023 5:30 PM

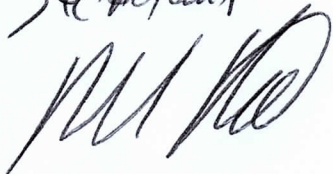
ADJOURNMENT:

Meeting was adjourned at 7:50 PM

President

A handwritten signature in black ink, appearing to be 'C. P. D.', written in a cursive style.

Secretary

A handwritten signature in black ink, appearing to be 'M. M.', written in a cursive style.