

Hawg Heaven Lake Estates POA
Board of Directors Meeting Minutes
October 14, 2022; 5:30 PM

HH POA Board of Directors

ARA Board

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

(Check all present)

Also in attendance were Homeowners Bill Baptist, Leona Grisom and **Mr. and Mrs. Childs.**

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

RESIGNATION OF BOARD MEMBER

Director Harper moved to accept the resignation of President, Ray Bailey per an email dated October 11, 2022. Director Cross seconded the motion, which passed unanimously.

The Board addressed the Homeowners in attendance; was anyone interested in filling the vacancy on the Board. Bill Baptist offered to fill the vacancy. Director Harper moved to accept Bill Baptist as a new member of the board. Director Cross seconded the motion, which passed unanimously.

Director Baptist moved to realign the board:

PRESIDENT:	Ron Harper
VICE PRESIDENT:	Charlie Atwood
SECRETARY:	Bill Baptist
TREASURER:	Mary Cross
MEMBER AT LARGE:	Betty Bullard

Director Harper seconded the motion

Motion passed 3 with Director Bullard abstaining. Motion passed 3 to 1 with Director Bullard abstaining.

COMMUNITY INPUT

Director Atwood opened Community Input. **Mr. Childs** requested a waiver to the living area having to be at least 500 sq. Ft. It was explained that there would be no waivers and no exceptions.

Being no further comments, Director Atwood closed Community Input.

ACTIONS BETWEEN MEETINGS

On 09/27/2022 Director Cross sent the Board via email to vote on termination of Hagan, HH POA Attorney and to hire Terry Sears of Sears, Bennett & Gerdes, LLP, as the new attorney of HH POA. Board approved unanimously by email.

RATIFY ACTIONS BETWEEN MEETINGS

Director Harper moved to hire Terry Sears of Sears, Bennett & Gerdes, LLP, as the new attorney of HH POA and terminate Hagan, present HH POA Attorney. Director Cross seconded the motion, which passed unanimously.

APPROVE MINUTES

The September 9, 2022 and September 10, 2022 minutes will be approved at the November meeting.

FINANCIAL & TREASURER'S REPORT

- A. Cash Balances -
 - B. Delinquencies – as of 09/30/2022 Unknown
 - C. Director Harper presented the Treasurers Report.
 - D. COMMITTEE REPORT
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- A. POA Website Matters: Association documents scanned and uploaded. Exceptions in Secretary Report. Average traffic per week is good.
 - B. Architectural Review Committee: 2 properties approved for site builds.

- C. Deed Restrictions: On hold until new lawyer is in place.
- D. Playground: Volunteers will be needed to help with assembly of equipment. Getting bids for tree trimming. Halloween/Playground party will be October 29, 2022, at the playground. Volunteers needed.

SECRETARY REPORT

Report was sent in advance to the board by email.

- A. The official payment policy has been found and has not been being implemented.
- B. Fees and Fines document needs to be updated and modernized.
- C. Management Certificate needs to be updated. Never properly filled in and refiled with the County.
- D. Books and Records policy outdated.
- E. All will be sent to the new lawyer for updating.
- F. No individual paper files on residents. Each resident should have a paper file. New files are being set up.
- G. Bookkeeping software never implemented correctly since the purchase in 2013.
- H. No monthly reconciliation of bank statements.

ADDITIONAL CORRESPONDENCE RECEIVED BY DIRECTORS

Director Harper presented quotes from Hughes.net for a possible alternative to Windstream. We are receiving 3 mps. He will explore other options. The safety deposit box will be upgraded to accommodate association documents. Discussions ensued about the cost of doing business, purchases, supplying the office and Directors reimbursements

SET DATE, TIME & AGENDA OF NEXT MEETING

The next Board of Directors meeting is scheduled for November 11, 2022, at 5:30 PM at the clubhouse located at 349 Armadillo, Trinity, TX 75862

Being no further business; the meeting was adjourned by Vice-President, Charlie Atwood at 8:55 PM.

Ronald A. Day
President

10-14-22
Date

M. J. D.
Secretary

10-14-22
Date