

Hawg Heaven Lake Estates POA
Board of Directors Meeting Minutes
January 13, 2023 5:30 PM

HH POA Board of Directors		ARA Board	
X	Ron Harper , President		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		

Homeowners in attendance: Sign in sheet attached.
Director Harper addressed the residents by reading his President's letter.

Due notice given. Quorum was established and the meeting was called to order by President Ron Harper, at 5:40 PM. The meeting was conducted at the clubhouse, 349 Armadillo, Trinity, TX 75862.

ACTIONS BETWEEN MEETINGS: None

RATIFY ACTIONS BETWEEN MEETINGS: None

COMMITTEE REPORTS:

1. Website: Director Cross read the report from Barlisa. Motion by Director Baptist to accept the report and seconded by Director Atwood. Motion passed.
2. ARA: Lisa Wheatley asked if the \$25 processing fee for an ARA application could be waived at this time. Motion by Director Atwood seconded by Director Baptist. Motion passed
3. Playground: It was reported that there is approximately \$1000 in the playground fund raised by the committee. The Geodome is being held up with problems and that maintenance has been done to the tether ball. The need for volunteers was emphasized.
4. Deed Restrictions: Director Atwood resigned from the DR committee. There was a discussion as to whether we even have a

DR committee. Tammie West Wall did say that at this time she still is the only one on the committee. Discussion ensued as to why the DR was put on a hiatus. It was explained that we had been waiting on clarification from the new lawyer.

SECRETARY REPORT:

- A. Lawyer Update: Updated Bylaws & Policies were sent to the board.
- B. Approve updated ByLaws with additional corrections, if needed:
It was decided to delay the ByLaws update until further perusing of the documents could be made.
- C. Update Legal Documents
 - o Collection Policy: tabled until the next meeting
 - o Clubhouse Rental Policy: tabled until the next meeting
 - o Playground Rules: tabled until the next meeting
 - o Boat Ramp Rules: tabled until the next meeting

Director Atwood stated that he needed time to look over these documents and that we could set a date after he does so. A resident, insisted that the board set a date for the meeting in order to edit and correct any forms before sending them on to the lawyer. The board decided on Friday, January 27, 2023. Director Cross made a motion to approve the date and Director Baptist seconded the motion. Motion passed.

FINANCIAL MATTERS & BOOKKEEPING

- A. Cash Balances \$70,832.66
- B. Delinquencies as of \$0.00 (no official number)
- C. Director Cross presented the Treasurer's Report as well as the Financial and Bookkeeping report. (Reports attached)

Director Baptist made a motion to accept the reports and Director Atwood seconded the motion. Motion passed.

APPROVE MINUTES: Minutes for November 11, November 18, and December 9 had been emailed earlier to board members. Minutes were approved with changes. A motion was made by Director Cross. Seconded by Director Baptist. Motion passed.

RECEIVE PUBLIC COMMENTS including correspondence from residents (Comments are limited to 3 minutes each.)

Director Harper opened Community Input – list attached.

17 speakers signed up, several spoke and passed the remainder of their time to Ray Bailey.

A discussion of the date of the Special Meeting on December 9 having been set at 1:00 p.m. ensued. Confirmation was given that the original time was set for 10:00

a.m. Director Bullard indicated that was too early. 1:00 p.m. was offered and confirmed by Director Bullard that would be a better time. Director Atwood stated that had we made scheduled 5:30 p.m., he could have made. Director Cross stated that he did not bother to let the board know this or the time could have been changed to accommodate him. Director Cross also stated that any board member can call in but must be on the line at the start of the meeting to adjournment.

With no further comments, Director Harper closed Community Input.

ADDITIONAL CORRESPONDENCE RECEIVED BY DIRECTORS

Director Bullard reported that over \$60,000 of the uncollected \$160,000 was due to dead files. She did not leave a written record for us to attach.

Director Harper stated he was told not to bring up the tax issue to the residents and Director Atwood committed that was true. Ray Bailey didn't want to open that can of worms.

EXECUTIVE SESSION, if necessary

RECONVENE into General Session

SET DATE AND TIME for next meeting:

The next Board of Directors meeting is scheduled for February 10, 2023, at 5:30 PM at the clubhouse located at 349 Armadillo, Trinity, TX 75862

Being no further business; the meeting was adjourned by President Ron Harper at 7:32 PM.

Ronnie Harper
President

Date: Feb 10, 2023

MM [Signature]
Secretary

Date: 2-10-2023