

HAWG HEAVEN POA BOARD MEETING MINUTES

AUGUST 11, 2023

The meeting was called to order by President Raymond Conley @ 6:30 PM. Quorum of board members was established with those in attendance being Raymond Conley, Dakota Douglas, and Betty Bullard with Don Phillips via telephone.

Mr. McFarland opened the meeting with a prayer.

Community Input:

Mary Cross: wanted questions on email she had sent to the new bookkeeper answered. She was advised that this would be added to the agenda at the next board meeting. She expressed concern regarding collection of over \$100,000.00 in what she says are past due fees. She was advised this was being done.

Board Director Charlie Atwood arrived at the meeting.

Bob McFarland: advised he has a house for sale for many months, but has been unable to sell due to the condition of the neighborhood and that we do not allow short term rentals. He is concerned with deed restrictions being enforced. He was advised that the rental has to be voted on by the property owners with changes in the deed restrictions which is one of our goals this year. We are doing what we can at the present time on deed restrictions.

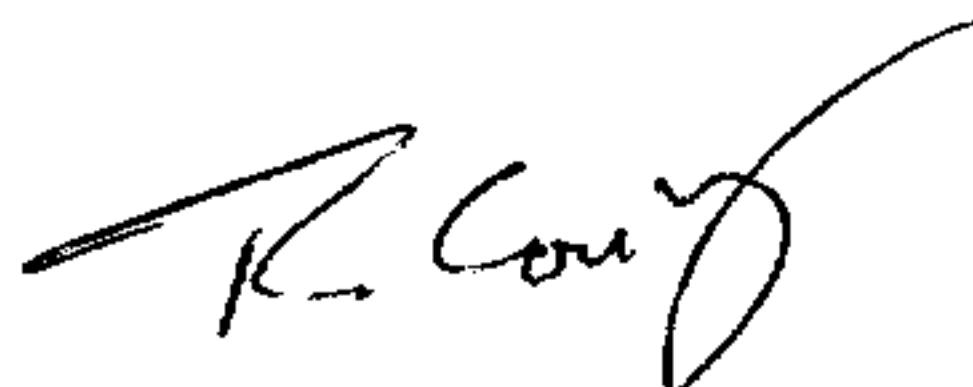
Mary Jo Haltom: addressed the problem with the email for permits and was advised we had just learned about that and it is being addressed. Also she advised the problem with speeding vehicles while the children are waiting on the school bus and that Tommy can lower the speed limit during those hours and is waiting on a call from the POA and Raymond advised he would take care of that. She also asked about maybe a second exit from the sub division and that would be something in the future.

Tom Esford: Asked who the secretary is and was told it was Betty Bullard. Then he asked if all the candidates for the election were certified. Betty advised him that she was not secretary at that time and that Bill was and she could not answer his question. He then said that a board member had to own property to be on the board and to vote in the election. He was advised that the non property owners did not vote and that yes non property owners can be on the board. Raymond told him that is the past and we are moving forward.

Ratify business between meeting:

The ARA committee consists of Sherman Walters, Bobby Swanson Jr. and Brandon Port

The deed restrictions committee is Mary Jo Haltom and Barry Styles



Charlie reported on the buyout of the contract with Lone Star Bookkeeping for a little over \$2800.00 which was about half of the contract. It was agreed on by both parties and the final documentation should be received this month.

A new security system was purchased and will be installed as soon as the hard drive comes in and then we will be able to access it if needed. Mary asked about internet and Raymond said it was not needed with the hard drive.

Approval to pay current bills.

Minutes were read and approved from the July meeting with one correction.

Treasurers report given for the Onalaska Bank by Dakota and approved.

ARA report that he is working on a couple right now.

No report on Deed Restrictions or Playground.

Old Business:

Charlie made motion to move board meetings to Saturday morning @ 9 AM during football season as a trial. 2nd by Betty. Motion passed unanimously.

Agent of Record change has been sent to Austin and waiting to receive notice back from them.

Charlie read a report from the new bookkeeper that she should have quickbooks completed soon and ready for the information from Allison.

All utilities have been transferred back to Onalaska bank.

We will be working on updating the bylaws and deed restrictions to cover the new laws going into effect in September. Also will work on the current deed restriction violations.

We have collected almost \$1500.00 on a Judgment from 2019 and given a release of lien on that property.

Discussed the problem with ½ lots being charged the same as whole lots by the bookkeeper and the fact that in the past 40 years the fee was only half of the regular lot fee. Board agreed to go back to charge at this time \$20.00 for each ½ lot owned.

Discussed the common area insurance for next year. Since we have not gotten any quotes for other insurance, it was agreed to keep RVOS and pay that bill. Some items have to be completed by next renewal in order to keep the insurance such as the old bathroom building which we had previously voted to remove and work on the playground.

The problem with the D & O insurance payment has been taken care of. We have one more monthly payment before renewal and at that time we agreed to pay the bill in full instead of monthly installments.

Charlie made a motion to pay the insurance, 2nd by Dakota, voted on and approved.

Next meeting will be the quarterly POA meeting September 9 @ 9 am.

Raymond advised that asphalt has been purchased to work on the side roads using this after the holes have been filled and packed per instructions from Tommy. Ricky and Sherman want to have a work day when it cools off some. Raymond also advised we are working on getting insurance and working out the legal issues on the tractor use. It just takes time.

A discussion of property owners driving trucks to their residence on the side roads and per deed restrictions there is a load limit restriction on vehicles using the side roads. We can send a letter regarding compliance with the deed restrictions.

Meeting adjourned by President.

Betty Bullard