

Hawg Heaven Lake Estates POA
Board of Directors Special Meeting Minutes
January 27, 2023 5:30 PM

HH POA Board of Directors		ARA Board	
X	Ron Harper , President		Lisa Dudley, ARA
X	Charlie Atwood, Vice President		Lisa Wheatley, ARA
X	Mary Cross , Treasurer		
X	Bill Baptist, Secretary		
X	Betty Bullard, At Large		

Homeowners in attendance: Sign in sheet attached.

Commissioner Park addressed the residents. Information to placed on website.

Due notice given. Quorum was established and the meeting was called to order by President Ron Harper, at 5:48 PM. The meeting was conducted at the clubhouse, 349 Armadillo, Trinity, TX 75862.

Amend/update and send to Attorney – Director Harper confirmed with each board member they had read the documents prepared by the Attorney. All confirmed.

Director Harper asked Director Bullard if she would like to read the changes out loud. Director Bullard declined (hard to see the red lines). Director Harper and Director Atwood took turns reading the purposed changes out loud.

- ! Bylaws – Director Baptist motioned to delete #7 in Article 7 “Nominating Committee “. Seconded by Director Atwood. Motion passed.

Director Cross motioned to delete #3 in Article 15 “with a one hundred dollar (\$500.00) limit without, authorization from members of the Association”, per advice of the attorney, and replace with “With Board approval”. Seconded by Director Baptist, motion passed.

Discussion ensued, Directors Atwood and Bullard suggested a dollar amount should be left to show residents good faith. Director Atwood suggested the amount could be increased to example \$2500.00. If an expense exceeded that amount and second check could be written to finish out the total.

Several board members pointed out they would not be a part of that situation. The Bylaw has been in place for years and never followed much less corrected. Is it \$100.00 or \$500.00? Either way if it was followed, the POA could not have paid the monthly bills without asking the members. And what is the actual percentage of members approval do we need? This Bylaw is an issue due to the bookkeeper being hired by the major of the Board.

Director Atwood requested clarification from Attorney and Bookkeeper on Article 7, #14; Article 11, #4 before approving Bylaws.

Resident Lisa Dudley was engaged for opinions and information by Directors Atwood and Bullard throughout the meeting.

- ! Fines and Fees policy – Management Certificate was sent to Attorney after the January 13 meeting as instructed by the board.
- ! Retention of Documents policy (schedule per TX Property Code 209) Approved to send to Attorney to finalize and file.
- ! Records Production and Copying policy – Director Atwood requested clarification from Attorney and Bookkeeper before approval.
- ! Collection Policy – Director Atwood requested clarification from Attorney and Bookkeeper before approval.
- ! Playground policy – preparing paperwork for board approval.
- ! Boat Ramp policy - preparing paperwork board approval.
- ! Clubhouse Rental Agreement - preparing paperwork board approval.
- ! Convene into Executive Session – No executive session

Being no further business; the meeting was adjourned by President Ron Harper at 8:02 PM.

Ronnie Harper
President

Date: Feb 10, 2023

MM [Signature]
Secretary

Date: 2-10-2023