



BOARD MEETING MINUTES

Date and Time: November 5, 2024 – 6:30 PM

Location: 14621 Spring Ranch Rd.

1. Call to Order 6:36 PM

- a. Quorum present
- b. Attendance - Eric, Michelle, Mike, Todd and Cyndi in person
 - i. 6 homeowners also attended

2. Review & Approve Prior Meeting Minutes

- a. Motion to approve the May 28, 2024 board meeting minutes made by Eric, 2nd by Mike. Motion carried unanimously.

3. Financial Report

- a. 2024 Year to date financial review
 - i. Motion to move \$10,000 out of operating account and into reserve account made by Eric, 2nd by Michelle. Motion carried unanimously.
 - ii. Motion to approve the financials as presented made by Michelle, 2nd by Eric. Motion carried unanimously.

4. General Discussion

- a. Discussed board vacancy. The open position will be filled at the next general election in February.
- b. Discussed metal horse decorations for the entrance. Former board member Arnesen was reimbursed \$160 for these. The question was asked if the HOA has possession. No one knows the location and Todd agreed to reach out to Arnesen about these.
- c. 2025 budget discussion
 - i. Budget was not approved. Questions remain about Texas Lawns maintenance contract and the amount for any Early Pay discount.
- d. Discussed the Annual Homeowner's Meeting date and location.
 - i. Tuesday February 4, 2025 was proposed.
 - ii. Cyndi to check availability of the Methodist Church.
- e. Violation Status & Unpaid Fines
 - i. Discussed GloboLink inspection schedule.
 - 1. They inspect the neighborhood every 2 weeks.
- f. Discussed changes to the Enforcement and Fining Policy to clarify the appeal timeline, as well as curable and uncurable violations.
 - i. Any reference to "shooting of fireworks" was removed from the policy.



- ii. Motion to accept the presented Enforcement and Fining Policy with the removal of any reference to fireworks was made by Eric, 2nd by Michelle. Motion carried unanimously.
 - g. Eric presented draft Bylaw changes that clarify how to remove a board member and then fill the open position. After discussion, it was agreed that this would be moved to the next meeting.
 - h. Discussed a draft proposal to establish a process to review the ACC and its decisions.
 - i. Motion to adopt this process with edits made by Mike, 2nd by Eric. Motion carried unanimously.
- 5. Calendar**
- a. Schedule next board meeting
 - i. December 3, 2024, 6:30 pm (online)
- 6. Executive Session**
- a. The board convened for executive session at 8:05 pm
 - i. Discussed delinquent homeowner accounts
 - ii. Discussed new FinCen BOI reporting requirements
 - b. Board reconvened in open session at 9:01 pm
- 7. Adjourned 9:03 PM**