



**Minutes for March 14, 2023  
Regular Monthly Board Meeting**

Meeting called to order by Don Musel, President – 6:40 P.M.

**Quorum:**

- Present

**Attending:**

- *Board Members:* Don Musel, Donna Mezzles, Kyle Hall, Margie Burkes, Ginger Morsbach, Becky Alleman, David Deitch
- *ACC Committee:* Roy Martin (ACC Chair)
- *Other Attendees:* Dwayne and Valerie Williams, Stefan Greene

**Presentation and approval of prior meeting minutes:**

- Quorum requirements were not met for the February 21, 2023 meeting, so 10 January meeting minutes were presented.
- Motion to accept 10 January 2023 meeting minutes with minor clerical changes made by Kyle Hall, seconded by Donna Mezzles. Motion passed.

**Financial report:**

- Donna Mezzles presented the financial report, consisting of the budget status, aging summary, deposit detail and most current account activity report for CY 2023.
- Motion to accept the financial report made by Kyle Hall, seconded by Ginger Morsbach. Motion passed.

**ACC report:**

- Roy Martin presented the status of current violations with two of the five violations resolved and can be considered cleared with no further action required.
- The three remaining tracts still require further action and 2 of them will likely take considerable effort to resolve.
- Motion to accept the ACC report made by David Deitch, seconded by Kyle Hall. Motion Passed.

**Old business**

- The board had a discussion over replacing Truman Herring's name as the account holder for the HOA electric bill with Heart of Texas Electric Co-Op and replacing it with the HOA itself, even if it means providing a deposit. Jessica Owens volunteered to pursue this before the next meeting.

**New business:**

- Some discussion on obtaining legal counsel for the HOA. Deciding on who would be a good fit for the HOA and the scope of work we would like them to perform for us was discussed. Tabled for future meetings.

**Open Discussion:**

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**Next meeting:**

- Quarterly meeting; April 11, 2023 – 9:00 AM.

**Meeting adjourned**

- Meeting adjourned at 7:27 PM

**Minutes recorded by** Donald Musel