



**Sam and Minutes for July 11, 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, David Deitch
- *ACC Committee:* Roy Martin (ACC Chair)
- *Other Attendees:* Stefan Greene, Johnie Shull, Mike and Diana Lockhart, Samuel and Luna Lockhart

Presentation and approval of prior meeting minutes:

- Motion to accept 6 July 2023 called meeting minutes 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 for CY 2023.
- HOA exception sent and still being worked through state comptroller.
- Reconciliation of bank records still ongoing possibly can get back to 2017.
- 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

New business:

- Kyle Hall motioned that the HOA replenish the retainer to our legal counsel and ask the president talk to our legal counsel about,
 1. Where the HOA legally stands with regards to Hines Group control and involvement over HOA.
 2. A draft re-write or provide an equivalent example of HOA restrictions for HCR and,
 3. The possibility and cost of form letters from the law firm on violations, past-dues and filing of liens.
- Seconded by Donna Mezzles. Motion passed

Open Discussion:

- Kyle Hale made a motion for the treasurer to send out certified mail notices to all property owners \$400 or more behind in dues as a last notice to owners before HOA filing property liens and regular mail notices to those behind in dues below \$400. Seconded by Donna Mezzles. Motion passed.

Next meeting:

- Regular meeting; August 8, 2023 – 6:30 PM.

Meeting adjourned

- Meeting adjourned at 8:22 PM

Minutes recorded by Donald Musel