



Meeting Minutes
Jan 10, 2024, 6:30 PM

You are invited to a Zoom meeting.

When: Jan 10, 2024 06:30 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/zoom-join?zjs=1&zoom-join=1>
[https://us02web.zoom.us/meeting/register/tZ0ode-rrDMqG9MJk-nWGafwsuci3dp13DCG](https://us02web.zoom.us/join/zoom-join?zjs=1&zoom-join=1)

After registering, you will receive a confirmation email containing information about joining the meeting.

- Call to order – 6:32pm
- **Attending: Kenneth, Gary, Suzen, Mary and George**
- Review & Approve:
 - ✓ Minutes of Dec 13, 2023 regular meeting. - **Approved**
 - ✓ Treasurer's Report
 - Financials for Dec including P&L, YTD Budget vs Actual & balance sheet. – **Approved**
 - Update on home YTD sales/closings. **18 empty lots, 12 empty new homes (Lillian)- Herton empty possible tease request**
 - Update on leased houses & leasing requests. **2 requests. 412 Ridge approve. 513 Lakeway w/ annual review approved hardship lease.**
 - Update on dues in executive session.
 - **Leases – Change lease verbiage to allow for the 15% by phase – motion to send to attorney – Approved.**
- Update on business conducted electronically between meetings.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner – **Only one**
 - ✓ Landscape
 - Sprinkler leaks
 - ✓ Website
 - Website – Comments & Suggestions – **“suggestion” button added**
- Pool
 - ✓ Repairs/Maintenance – **Jerry to drain pumps**

- Old Business
 - ✓ Update on communication with Lennar Homes. – will take care of broken fence
 - ✓ Update on Oncor proposed power line. No update
 - ✓ Perimeter fence painting
- NEXT BOARD MEETING FEB 7, 2024 6:30PM**
- New Business
 - ✓ Review and update enforcement policy to meet new guidelines – need 2024 rules update – Approved – sending to attorney
 - Adjourn General Meeting and move into Executive Session – 7:47pm
 - Executive Session
 - ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Discuss results of drive-through, issues reported, & resulting letters of notice if any.
 - ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest, and foreclosure of property.

Adjourned – 7:59pm

NEXT BOARD MEETING FEB 7, 2024 6:30PM