



**HOA  
Meeting Minutes  
JAN 30, 2025, 6:30 PM**

- Call to order. 6:30pm
- Review & Approve:
  - ✓ Minutes of Dec 17, 2024 meeting.
    - Board approved.
  - ✓ Treasurer's Report
    - Financials for Dec including P&L, YTD Budget vs Actual & balance sheet.
      - Financials approved, as presented.
    - Update on home YTD sales/closings.
      - Follow-up on Lennar Homes - Garry sent the check to FSR for 162 lots plus the model home at \$425.
    - Update on leasing status.
      - Voted on rental on Phase 4 – approved for hardship
      - Six-month lease on Texas Trail in Phase 3/5 - not approved.
    - Update on ARs to be covered in executive session.
- Update on business conducted electronically between meetings – N/A
- Report Updates
  - ✓ Architectural
    - Update on ACC requests – George Hefner.
  - ✓ Landscape
    - Update on solar light on new sign on Boss Range – no update
    - Update on ACC requests – George Hefner.
      - 415 Wilkerson - Fence approval / playscape
- Pool
  - ✓ Repairs/Maintenance – none this meeting.
- Old Business

- ✓ Discuss transition to FSR.
  - FYI – there is a 24-hour turnaround on email replies.
- ✓ Update on communication with Lennar Homes.
  - Sprinkler leak
  - Meter box
- ✓ CTA – Clay
  - Identification of Groups (TX DL or ID) Submit asap.
- New Business
  - ✓ Discuss the bid on cameras for the new pool.
    - Bid does not include access gate or software, and it integrates with what we have. The pool's completion date is unknown. Board approved.
  - ✓ Discuss Super Bowl squares game.
    - Cole is interested in doing a Super Bowl game, but the board did not approve.
    - Suggestions for alternatives were given, i.e., trivia game.
- Adjourn General Meeting and move into Executive Session – 8:25pm

**NEXT BOARD MEETING FEB 25, 2025, 6:30PM**