

Sky Harbour Homeowners Association
2707 Galaxy Street, Granbury Texas 76049
December 20, 2021, Meeting Minutes

Call to order

Board meeting was called to order at 7:00PM by Joey Watt.

Quorum was established with 9 members present. Members present: Deborah Edmunds, Joey Watt, Nathaniel Sonntag, Tiffany Sprong, Price Ross, Rowdy Brown, Tiffany Williams, Tonya Frame, Debbie McGowen. Members absent: Rusty Bowers.

Nathaniel read November's minutes, Rowdy made a motion to accept the minutes, Deborah seconded, motion carries.

Secretary/Treasurer Report- Nathaniel talked about our expenses to date. Total income \$10,188.68 Total expenses \$25,176.52 and \$9,465.00 in checking account. Nathaniel will get a monthly income/expense report instead of just the annual report. Also, will have copies available to homeowners. We have \$50,038.00 in our savings account

Compliance Report- Deborah Edmunds talked about we have a couple properties that have been fined and haven't improved any on the property. Deborah also talked about if anyone had a compliance to report it to the office or to her directly. Joey would like the spreadsheet updated to include if the fines have been paid or not. Nathaniel will look at changing the current spreadsheet.

Maintenance Report- Tiffany Sprong said not much was going on with maintenance except we were waiting on the dock to be repaired. Pool company will come out twice a week to maintain the pool in the off season for \$275 a month. This fee is for twice a week pool maintenance.

Architectural Report- Rowdy Brown said 1 new permit was turned in and approved. Rowdy also talked about wanting to add a fee for the permits. Price Ross made a motion to add this topic to the agenda for next month's board meeting. Tonya Frame seconded the motion. Motion was passed. Rowdy also talked about wanting to change the building permit to include that the builders will be required to have a dumpster or trash box onsite to contain the construction debris. The board will investigate changing the permit and make sure the changes will not affect the by-laws.

Recreational Report- Debbie McGowen talked about how successful the holiday potluck was. Santa and The Grinch were a huge success, we had plenty of food to eat and did not run out. Debbie went on to talk about next year's events. January 15; Campfire 6PM-8PM, February 12; Valentines Dance 5PM-8PM(pizza snacks and drinks), March 12; St Patrick's Festival 2PM-4PM, April 17; Easter Egg Hunt 2pm-4PM, May 7; Mother's Day Tea and Cookies 11AM-1PM, May 28; Splash Day, June 18; Father's Day Donuts with Dad 11AM-1PM, July 3; 4th of July Celebration Cookout, August 13; Back to School Party with a School Supplies Drive, September 3; Pool Closing 2PM-4PM. Nathaniel and Debbie will get pictures of the houses that are decorated for the holidays and send them in the group chat and have the board members vote for the top 3, they will then post the winners on Facebook.

Old Business-

Boat Dock- Tiffany Sprong explained what the actual one-time assessment is about, Tiffany went on explaining the details on what the assessment will cover. We still have unanswered questions that still

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need to be addressed. Tiffany presented a sample letter with what would go out to the homeowners once approved by the board. Tiffany went on to explain why we should have this one-time assessment. Tiffany also talked more about the total cost of the assessment which would be \$98,000. We also would be taking \$40,000 from the savings account which would leave \$58,000 left to fund. This would be approximately \$128 per Class A Member. Tonya brought up that our current boat dock is about a foot to low. Part of this repair/replacement would also raise the dock to the correct level. Tonya also asked if any of these bids had warranties? Keith answered no, but the aluminum itself does have a lifetime warranty. Debbie was asking where Tiffany was getting the \$128 for the assessment? Tiffany answered that that price is the highest bid of \$75,000 for the aluminum boat dock. Joey then talked about how we need to stop putting band aids on these repairs to save us money in the long run, we should stop dragging our feet and just get it done. Rowdy talked more about the features of the aluminum dock; places to tie boat off, rubber that will prevent the boats from hitting the dock, also would make our dock ADA compliant. Daphne M. wanted to know what the deductibles were for the insurance. Tiffany Sprong answered; depending on the situation but we're leaving \$10,000 in the Reserve Account to cover the deductibles in the worst-case scenario. Dawn E. stated that she agreed the dock does need to be repaired and thought the \$75,000 was too much, she was also concerned about the new height of the dock after repairs/replacement. Brittany M. asked for the bids to be explained. Tiffany S. and Keith M. explained the whole process and all the effort that was put into this final presentation. Lisa W had some questions about who all would be responsible for paying the one-time assessment. Tiffany Sprong answers with all Class A members would be responsible for the \$128. Also, Lisa had a question about security for the boat dock. Tiffany Sprong answered she had a breakdown of where the funds go after the funds are collected. Lisa also had a concern on what would happen if all the funds are not able to be collected? It was explained by the board that all Class A members would be responsible for the cost, if they did not pay then we would take the steps to collect the funds. After much discussion Debbie M. voted for the \$75,000 aluminum boat dock, Tonya F. seconded. Rowdy asked if our boat dock needed to be ADA compliant? It would get researched. After much more discussion 7 out of 8 board members voted for the \$74,889.73 for all aluminum boat dock. Daphne asked how to votes are tabulated? It was answered 2/3 of the votes. After much discussion it was said that all Class A members would be responsible for the VOTE and IF passed, they would then be responsible for the DUES afterwards. After much more discussion the board also agreed to January 29th, 2022, at 10:00AM for the actual meeting to discuss the one-time assessment and to tally the votes. After much more discussion the entire board members voted to only take \$35,000 from the reserve account, which would leave \$15,000 left to cover any worst-case scenarios and would cover if we needed to take some from the reserve to continue daily business. This would change the total amount that would be required from each Class A member to \$140.00. Then the payment would be due within 30 days of invoice. Tiffany Sprong will get together all the information needed to give this to Kay, so she is able to send them out to the homeowners over the next few weeks.

New Business-

Lorell Miller asking to be appointed to the board

Keith McGuire asking to be appointed to the board

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Compliance

Amending July Minutes

Pool Pump

Appoint Board Member- Lorell Miller got up and talked about why she wanted to become a board member. Questions and answers were exchanged between Lorell and the board. The board had concerns about Lorell being a homeowner, after discussing more about it, it was suggested that Lorell obtain a copy of the updated records to prove homeownership and to keep coming to the board meetings and could possibly fill a future vacant position if one came up, if no position came up then Lorell could be added to the annual ballot to be voted on by the community. Keith McGuire then got up and talked about why he wanted to become a board member. Keith talked about he was involved in the community currently, picking up garbage, he also helped with getting bids for the boat dock repairs. Questions and answers were exchanged between Keith and the board. After much discussion from the board, the board voted: Lorell got 0 votes and Keith got 7 votes. Motion carries and Keith McGuire was then appointed to the board to fill the vacant position.

Compliance- Nathaniel talked about having a compliance committee with at least 3 or 4 members, this could include anyone from the community, does not have to be a board member. Nathaniel went on talking about how compliance is done, what is considered compliant and what is considered out of compliance. After much discussion from the board, the board went ahead with the compliance committee, the committee will include Deborah Edmunds, Tiffany Sprong, Tonya Frame and Tiffany Williams.

Amend July Minutes- Nathaniel explained that there was an error on the minutes for July. The minutes needed to be changed to say "6 tables approved" instead of just 3 tables. After much discussion from the board, the board agreed to order 3 additional tables and they will be ordered in March 2022. Tiffany Sprong made the motion to accept the change, Price Ross seconded the motion. Motion carries.

Pool Pump- Nathaniel explained that our current pool pump/motor was about to go out, it leaks and will need to be repaired/replaced soon. Nathaniel talked about how much the new pump will cost; \$1500. Tiffany Sprong made a motion to go ahead with replacing the pool pump, Tonya Frame seconded the motion. Motion carries.

(Secret from Kay)- Christmas Bonus for Kay- Nathaniel talked about giving Kay a Christmas bonus this year. After much discussion it was decided to give Kay a \$300 bonus. Keith McGuire made the motion to give Kay a \$300 bonus for Christmas. Tiffany Sprong seconded the motion. Motion carries.

Open Floor-

Stephanie H- asked how to obtain a compliance form, Deborah E was able to give her a copy.

Debbie M- asked what exactly open floor was about? Other board members explained what is to be discussed in an open floor; anything that was not on the agenda, any other questions that hasn't already been answered. "leftovers" was the term used.

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Keith M- Keith had an opinion about how the way the meetings were held. He liked how the way this board held the board meetings and was open to questions, suggestions, and input throughout the meeting instead of waiting till open floor.

Daphne M- asked if we had obtained a lawyer, Nathaniel answered yes. Teresa M.

Pat M- wanted to say that the current board was very much appreciated.

Adjourn-

Deborah made a motion to adjourn, Rowdy seconded the motion, motion carries.

Board meeting was adjourned at 9:20PM