

**Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
February 21st, 2022, Board Meeting Minutes**

Call to Order-

Joey Watt called the meeting to order at 7:00PM with 8 members present.

Board Members present: Joey Watt, Price Ross, Debbie McGowen, Rusty Bowers, Keith McGuire, Tiffany Sprong, Rowdy Brown, Nathaniel Sonntag

Board Members absent: Tiffany Williams, Deborah Edmunds.

Approval of Minutes-

Nathaniel read the minutes from January. Keith made the motion to approve the minutes. Price seconded, motion carries.

Sec/Treas. Report-

Nathaniel talked about the income and expenses from the month of January. Nathaniel also talked about the current amounts in the Checking and the Reserve accounts. Keith asked about the money that was moved from the Reserve account into the Checking account. (After much discussion) Nathaniel explained that it was moved to meet daily operating expenses.

Compliance Report-

Compliance Report was skipped due to Deborah being absent from the meeting, however Nathaniel talked about the properties that were out of compliance. Debbie asked why a copy of the spreadsheet that listed all the properties that were out of compliance wasn't included in every board member's folder? Debbie went on and made a motion to have the spreadsheet (compliance report) included in every board member's folder starting next month. Keith seconded the motion and motion carries. Tiffany and Keith went on to talk about wanting to change the Deed Restrictions and By-Laws. (Unable to get accurate minutes due to multiple people talking). After much discussion from the Board, it was decided that we do in fact need to update our Deed Restrictions and our By-Laws. (Again, unable to get accurate minutes due to multiple people talking). After much more discussion the Board said we should table the whole discussion about changing the Deed Restrictions and By-Laws until we get more information from our attorney. Price made the motion to table the discussion, Rowdy seconded the motion. Motion carries.

Maintenance Report-

Tiffany talked about our pool and pool contract; Tiffany went on to explain everything that is expected from the pool company. Rowdy had also fixed the chain link fence around the pool enclosure. Rowdy also re-shingled the roof of the pump house. Rowdy also talked about having an estimate of \$300 to update the railing to follow the Texas Health and Safety Codes. After much discussion it was then tabled until further information could be obtained on how to fund the repairs. Duane and Rowdy then stated they will donate the welding and labor cost. Keith talked more about the leveling of the land that is leading up to the boat dock. This was then tabled until the boat dock gets repaired or replaced. (Unable to get accurate minutes due to multiple people talking). After much more discussion Rowdy made a motion to have another one-time special assessment: total cost \$75,000, \$100 per class A member,

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\$30,000 from Reserve Account, then the rest of the funds from homeowners through the onetime assessment. Tiffany seconded the motion. After much more discussion, Rowdy retracted the motion. Price will get with Kay about whether we can have another special assessment and Keith will get with the contractor to see if and how much the cost of the boat dock would be. Keith talked about how long it would take for the new boat dock to be built, we would need 40% upfront and the rest due once construction is complete. (Unable to get accurate minutes due to multiple people talking) After much discussion the Board will communicate and possibly get together with each other about all the options we have with the boat docks. Melissa asked if we could include all this information in the letter going to all class A members.

Architectural Report-

9 new building permits have been approved. Rowdy also talked about permit fees.

Recreational Report-

Debbie talked about how well the Valentine Dance went. Debbie went on to talk about our next 2 event. March 12th is the St Patrick's Game Day which will include board games, card games, table games. Debbie also highlighted our Annual Easter Egg Hunt which will be on April 17th this year.

Old Business-

Permit Fees. Rowdy wants to gather more information on adding a fee to all permits. Daphne suggested we start the fee schedule when the physical year starts over in September. Jacob suggested if we do move forward with permit fees could we explain the charges at our annual meeting.

(Unable to get accurate minutes due to multiple people talking) After much discussion it was decided to have a meeting for just board members on March 7th at 7PM to talk about by-laws and deed restrictions and permit fees. No community input at this meeting. (Unable to get accurate minutes due to multiple people talking).

New Business-

Nathaniel suggested the yard sales this spring be on April 8th and 9th, and clean-up be on April 16th, no tire will be permitted at this clean up. After much discussion the Board agreed on the dates Nathaniel suggested. (Unable to get accurate minutes due to multiple people talking). It was suggested we call the trash company to see if it is possible for them to drive around the neighborhood to pick up the items that cannot be brought to the clean-up location. Nathaniel will get more information on whether this is possible. Nathaniel will get all this information posted online on our website, Facebook, on the main signs coming into the community and on the community board outside the clubhouse.

Newsletter: Nathaniel presented a copy of the spring newsletter. The Board looked over and approved the spring copy of the newsletter that will go out with the invoices next month. (Unable to get accurate minutes due to multiple people talking). After much discussion Tiffany made a motion to raise the fees for the pool bands from \$2 to \$3 for the 2022 pool season. Debbie seconded the motion. Motion carries. Nathaniel will update the newsletter and get it to Kay to get it sent to homeowner.

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Open Floor-

Keith talked more about the boat dock repairs and had a sample ballot for the special meeting to present to the Board for consideration on our next special assessment. Keith and Tiffany will get together to get this information ready.

Rusty asked to send out an update on social media and on our website about the Special Assessment.

Melissa suggested we make the monthly board meetings “events” on Facebook to maybe send reminders to homeowners about when they occur.

Adjourn-

Nathaniel made a motion to adjourn the meeting. Price seconded. Motion carries.

Meeting adjourned at 8:49PM