

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

Call to Order-

Price Ross called the meeting to order at 7:25PM with 5 members present.

Board Members present: Price Ross, Keith McGuire, Tiffany Sprong, Rowdy Brown, Nathaniel Sonntag

Board Members absent: Tiffany Williams, Deborah Edmund, Debbie McGowen, Joey Watt

Approval of Minutes-

Nathaniel Sonntag read the minutes from February. Keith McGuire suggested we add last names to the minutes when mentioning homeowners. Keith McGuire also talked about getting accurate meetings for the Secretary/Treasurer. Keith McGuire made the motion to approve the minutes. Tiffany Sprong seconded, motion carries.

Sec/Treas. Report-

Nathaniel Sonntag talked about the income and expenses from the month of February. The total income for the month of February is \$2,112.01. The total expenses for the month of February were \$5,728.78. The total amount we have in our reserve account is \$45,041.53. The total amount we have in our checking account is \$16,741.45. Tiffany Sprong had some concerns about being over budget on some item lines on our budget. After much discussion the Board agreed to take away the contingency fund line (\$5,000) and add it to the pool repairs to make up for some over budgeted items. Nathaniel Sonntag went on to explain the process on how the budget is put together. Rowdy Brown asked about what is considered Pool Maintenance and what was Physicality Maintenance?

Compliance Report-

Compliance Report was skipped due to Deborah Edmunds being absent, however Nathaniel Sonntag went over the spreadsheet that was included with each board members folder. After much discussion Price Ross explained the reasons, we take the homeowner to court. James Wooley asked who was the one in charge of compliance? Price Ross answered with Deborah Edmunds. Robert Leslie talked about previous board members at one time talked about dividing the compliance among the entire board. Daphne McGuire asked about the port-a-potty across from the fire department. After discussion it was stated that the board will get Deborah Edmunds to go look at the property and continue with a letter. After much more discussion Nathaniel Sonntag said he will get a better spreadsheet together, with more information on where the properties are at with compliance and give it to our Office Manager and Deborah Edmunds and be ready for the next board meeting.

Maintenance Report-

Tiffany Sprong talked about the pool company and the pool company's duties and responsibilities. Tiffany Sprong went on to say the conversations between her and the pool company and that he is not to include items not completed with the report each time the cleaning is completed. Rowdy Brown would like the pool company to send a message to him saying they are in route or have just left the pool. Nathaniel Sonntag reminded everyone about the pool schedule and would need to alter the schedule once the pool opens.

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Architectural Report-

Rowdy Brown talked about having 2 Permits waiting on septic plans to be approved by the county. Daphne McGuire asked about a property across from Sun Ct. Rowdy Brown went on to explain that there is no permit submitted and currently the property isn't out of compliance for not obtaining a permit. A permit is not needed to move dirt.

Recreational Report-

Nathaniel Sonntag talked about the upcoming events in the community, the Community Yard Sales, the Community Clean Up and the Easter Egg Hunt. Keith asked about the signs that are put up on Reed Road and on Highway 51, Nathaniel Sonntag went on to explain what the yard sales signs look like and the reason behind them, then went on to explain the steps to put the signs up and taken back down afterwards.

Old Business-

Permit Fees. Rowdy Brown said he is done with talking about Permit Fees and we will talk about them when we get to New Business and changing the by-laws. However, Tiffany Sprong suggested we charge a fee for a permit for yard sales within the community.

New Business-

Cleanup- Nathaniel Sonntag talked about using/renting a U-Haul for the cleanup this Springtime. Nathaniel Sonntag made a motion to have the HOA pay the rental and gas for a box truck for \$150. It was then talked about who all would be volunteering their time, vehicle, and trailer. It was then talked about our options on whether we even go around and pick up the items for the cleanup. It was also talked about charging homeowners a fee for picking up the items for cleanup. After much discussion Robert Leslie and his wife will donate/volunteer the \$150 needed to rent the U-Haul for the cleanup. Rowdy Brown seconded the motion, motion carries. Rowdy Brown asked about a list of repeat homeowners that use the cleanup each time. Nathaniel Sonntag went on to talk about looking forward to the cleanup and collects items for said cleanup. Keith McGuire talked about these homeowners being able bodies to help load or to take the items to the cleanup location themselves. After much discussion about the homeowners taking advantage of the cleanup, Price talked about nickel and diming the homeowners with the new by-laws being written. Daphne McGuire suggested we charge the homeowner the fee when they call the office and get put on the list of items to be picked up. Daphne McGuire, suggest we ask for volunteers to help with the cleanup. Nathaniel Sonntag went on to talk about what we are going to be doing with the metal collected from the cleanup. After much discussion it was suggested, we let Dee Sosebee collect the metal and keep the money from the sales of the metal. Robert Leslie suggested when we ask for volunteers that we also ask for volunteers to donate the truck and trailers to pick up the items form homeowners that are not able to bring the items to the cleanup site. Keith McGuire went on and made a motion to charge a \$10 fee to homeowners that request the items be picked up for the cleanup. Motion was seconded, motion carries.

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By-law changes- The board went over the changes on the draft that Keith McGuire had prepared for the meeting. Nathaniel Sonntag had a few questions about some of the changes that were made. After much discussion the board voted and approved the following changes.

Article V Section 8- (notes did not reflect any votes)

Article Section 11 (f)- (notes did not reflect any votes)

Article IX Section 3 – Tiffany Sprong made a motion to accept, Rowdy Brown seconded, Motion Carries.

Section 4- Tiffany Sprong made a motion to accept, Rowdy Brown seconded, Motion Carries.

Article X Section 2- Tiffany Sprong made a motion to accept, Keith McGuire seconded, Motion Carries.

Section 3- Tiffany Sprong made a motion to accept, Keith McGuire seconded, Motion Carries.

Section 7- Keith McGuire made a motion to accept, Tiffany Sprong seconded, Motion Carries.

Section 10- Tiffany Sprong made a motion to accept, Rowdy Brown seconded, Motion Carries.

Tiffany Sprong made a motion to accept all the changes of the by-laws, Rowdy Brown seconded, motion carries. then the revised changes would be given to our attorney and let her read over it before it is sent to the homeowners to vote on at our annual meeting.

Open Floor-

Robert Leslie asked what we were doing to celebrate our 50th anniversary being a HOA? After much discussion it was agreed upon to have a “birthday” party at our annual meeting this coming September. Robert Leslie asked more questions about permit fees, and also asked if we can get a definition of what a LOT is listed in our by-laws? James Wooley asked about his 4 lots, he has 1 house on 2 of the lots but wants to put another house on the other 2 lots, he then would be charged 2 separate HOA dues.

Adjourn-

Tiffany Sprong made a motion to adjourn, Keith McGuire seconded. Motion carries.

Meeting adjourned at 9:29PM