

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
April 18th, 2022, Board Meeting Minutes

Call to Order- Joey Watt called the board meeting to order at 7:00 pm with 8 Members present.

Board Members present: Joey Watt, Nathaniel Sonntag, Price Ross, Rowdy Brown, Keith McGuire, Tiffany Sprong, Debbie McGowen, Deborah Edmunds.

Board Members absent: Tiffany Williams, (2 Vacant positions)

Approval of Minutes- Nathaniel Sonntag read the minutes from March, after Nathaniel Sonntag read the minutes, Joey Watt talked about March's Board Meeting and the late start of said meeting.

Joey Watt went on and talked about the late start of the last Board Meeting and then went on and talked more about the \$10 fee to any property owner that required pickup during the last clean up (April 16th). Joey Watt opened the floor to Board Members. Deborah Edmunds also talked about the late start. Price Ross answered that this wasn't the first time and probably will not be the last time a Board Meeting had started late, Price Ross went on to state that it is perfectly legal for the late start. Joey Watt went on and talked about how the Vice President (Price Ross) who was the Officer that led the Board Meeting in question last month. Joey Watt agreed that the Vice President was able to make that decision. Keith McGuire talked about the late start and talked about the \$10 fee to the property owners that required pickup at the last clean up. Deborah Edmunds talked about the quorum and how she had never been to a meeting that the board had to wait on a board member to show to have a board meeting. Keith McGuire then agreed it was the Officer in charge of the meeting that made the final decision on whether we wait for a quorum or reschedule or cancel the meeting. Debbie McGowen then talked about the late start and the \$10 fee. Rowdy Brown talked about how the Board should be backing each board member up. ~~Debbie McGowen then went on and brought up how any comments from the previous board meetings at the current meeting.~~ Debbie McGowen then talked about the \$10 fee. Joey Watt then went on and asked the board if anyone else had any comments. The remaining board members did not comment.

Keith McGuire then talked about the \$150 U-Haul rental/Gas. He then went on and talked about how a homeowner (Robert Leslie) volunteered to pay the \$150.

Jennifer Lozano asked why the Board didn't ask the Fire Department to help with picking up the community's junk during the clean up? Mike Bell wanted to apologize on behalf of the Fire Department for not helping in the past few years. Mike Bell then wanted to ask the board that in the future would they consider asking the Fire Department for volunteers to help at future events hosted by the HOA. Mike Bell went on to say that the Fire Department is just a phone call away.

Taylor Brown asked, "does the board not communicate with each other during the times between board meetings?" Taylor Brown was referring to Board members communicating on whether they can make the next board meeting. Joey Watt then answered that yes, they do communicate but not everyone is in contact with each other as much as they need to be. Lisa Waterbury asked do board members not communicate with the president? Price Ross and Joey Watt answered yes but not as often as needed.

Lisa Waterbury talked about the \$10 fee. The fee was for "curb side pickup". Kenneth Bell said he has lived in this community 30 years and this is crazy. Kenneth Bell went on to talk about how the board voted on something without input from the entire community. Kenneth Bell then went on and

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
April 18th, 2022, Board Meeting Minutes

suggested this be brought up at an annual meeting and not just a regular board meeting. Dewane Parsons said that everyone is welcome to attend these board meetings and they are always posted where anyone can view them. Jennifer Lozano talked more about not communicating with board members or with the community as much as they should. Dewane Parsons went on and talked about the \$10 fee and where the money should go that was collected.

Deborah Edmunds wanted to say that what she is understanding is the HOA wanted to go on and talked about utilizing the help within the community.

Mike Bell went on and talked about when the Fire Department stopped helping the HOA and went on to say they are willing to help anyone and everyone in this community.

Jennifer Lozano talked about the upcoming Fish Fry coming up in May.

Kenneth Bell stated they have a clean up day coming up on April 23rd from 8am till 11am on Highway 51, they would like help from the community.

Robert Leslie appreciated the HOA for going ahead and having a meeting last month due to him having to drive about an hour one way to attend these meetings, even though it was later than usual. Robert Leslie then went on and talked about the rental of the U-Haul. Joey Watt talked about the cleanup. Robert Leslie talked about all the volunteers that showed up to help.

Taylor Brown asked how many board members can change what was voted on without having a special meeting to discuss said vote?

Debbie McGowen talked more about the cleanup and all the garbage would have been picked up whether the fee was paid. Lisa Waterbury answered that the fee was for the actual driving to people's house but the service itself was still free.

Nathaniel Sonntag talked about how ALL the garbage was picked up regardless of if they were on the list or not. Daphne McGuire suggested the HOA give the money back to homeowners.

Debbie McGowen apologized to the Fire Department on behalf of the HOA for them feeling left out or pushed away. The board and the community appreciate everything that the Fire Department does.

Taylor Brown said the ROTC will be willing to help at the next clean up.

Mike Bell suggested we make a motion to refund the money collected during the cleanup back to the homeowners, Joey Watt said he needs a board member to make the motion instead of a homeowner.

Deborah Edmunds made a motion to approve the minutes from March, Debbie McGowen seconded, Motion carries.

Sec/Treas. Report- Nathaniel Sonntag said: \$27,961.23 balance of bank account as of last month, \$45,042.32 balance of our reserve account as of last month. Tiffany Sprong asked about the many deposits into the bank account. Nathaniel Sonntag answered with the deposits are from homeowners paying dues as well as transfer of ownerships, etc. Keith McGuire asked about when the \$5,000 that was taken from the reserve account was going back to the reserve account. After **MUCH** discussion,

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
April 18th, 2022, Board Meeting Minutes

Nathaniel Sonntag said he will get more information on when the money can go back into the reserve account. Nathaniel Sonntag went on to say he as the Secretary/Treasurer of this HOA he is fully responsible for the money that comes out and goes into all banking accounts. After discussion from the board members and homeowners, Lisa Waterbury asked Nathaniel Sonntag when the money was going to be put back into the reserve account. Nathaniel Sonntag will have to get more information and update everyone next month during the Secretary/Treasurer report.

Compliance Report- Deborah Edmunds stated the current spreadsheet does not reflect the current list of compliances in the community, Deborah Edmunds went on to say we still have several. 5 new addresses were added to the current spreadsheet, 5 are old addresses on the list.

Daphne McGuire asked about the Port-a-potty that is on Sky Ln? Deborah Edmunds said the property owner has been sent a letter, not for the potty but for left over items from building materials. Joey Watt said he will get with the environmental health and report back to Deborah Edmunds.

Jennifer Lozano asked about the property on Scorpio Drive? The property has had construction debris left over for over a month now. Deborah Edmunds said she will investigate this property and report back at the next meeting.

Keith McGuire asked about 711 Jupiter. Deborah Edmunds said it has gotten worse since the new owners have taken over, she will have to get with Kay for what steps need to be taken next.

Deborah Edmunds said that 506 Sky, the owner is deceased, and we are unable to find heirs. Joey Watt said he will get with the JP or Constable and report back to Kay in the office and Deborah Edmunds on what steps can be taken next to get this property cleaned up.

Maintenance Report- Tiffany Sprong does not have any new items to report.

Rowdy Brown said he has replaced some outlets inside the clubhouse, lights outside of building have been put back on a switch to help save electricity. Rowdy Brown is also looking for ways to get the white board in the back office a stand so it is portable and can be used during HOA events and at board meetings. Rowdy Brown also said he has repaired the toilet in the men's restroom because it was leaking. Rowdy Brown also has repaired the water lines outside that gotten cracked over the winter. Rowdy Brown also installed a new lock on the pumphouse, all the small cracks around the pool have been filled in. Rowdy Brown has a few more items on the list that Nathaniel Sonntag gave him and are working for solutions to finish the list.

Joey Watt asked about the pool service. Rowdy Brown and Nathaniel Sonntag said the pool guy is getting the job done but have had some issues come up but nothing major.

Tiffany Sprong will get with the pool cleaning company and make sure they are aware of the responsibilities of what they are required to do.

Debbie McGowen asked about the white board. Nathaniel Sonntag and Rowdy Brown explained it was the current board that is in the back office not being used.

Architectural Report- Rowdy Brown said that he has nothing new to report for Architectural.

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
April 18th, 2022, Board Meeting Minutes

Lisa Waterbury asked what the requirements are for needing a permit. Rowdy Brown answered with no permit is needed to clear the land or move dirt around, a permit is only needed for structures.

Tiffany Sprong talked about the Green Belt, and we should investigate getting a fence of some sort to go around the back edge to prevent any homeowner from using it as a driveway. Rowdy Brown said he will get bids on what it would cost to get the fence continued through the entire Green Belt.

Rowdy Brown talked about a property that has their septic system is being pumped onto the Green Belt. Nathaniel Sonntag recommended to call the Environmental Health Department and they would have to come out and assess the situation. Joey Watt and Rowdy Brown will go look at the property and get in contact with the correct department.

Jennifer Lozano asked about RV's. Joey Watt asked to hold off on any more questions till Open Floor.

Recreational Report- Debbie McGowen talked about how successful the Easter Egg Hunt. Nathaniel Sonntag said this was the most successful and busy Easter Egg Hunt. Nathaniel Sonntag went on to thank the community for the generous donations for the Candy, Eggs, Baskets, and Prizes. Debbie McGowen wanted to thank Nathaniel Sonntag and Justin Rossner personally for all their help stuffing the eggs for the Easter Egg Hunt.

(Joey Watt wanted to thank the Fire Department for all that they do and continue to do.)

Debbie McGowen talked more about the replacement of the Volleyball net at the park and how the old net was put to good use as a boundary for the edge of the water line. Debbie McGowen also said how full the park was this past weekend and is and is looking forward to adding more upgrades to the park and possibly hosting HOA events at the park.

Debbie McGowen talked about the next event coming up on May 7th this event is for -Mother's Day.

Nathaniel Sonntag made a statement that he wanted to personally thank everyone that helped during the Easter Egg Hunt. Nathaniel Sonntag wanted to thank everyone that came early to set up and everyone that stayed late to help clean up. THANK YOU!

Debbie McGowen wanted to thank Nathaniel Sonntag for going out of his way and helping a young girl pick up Easter Eggs that otherwise wouldn't have gotten any Easter Eggs on her own.

Old Business- No Old Business.

New Business- Joey Watt said most of this has already been talked about during the earlier part of the meeting. Deborah Edmunds made a motion to Refund/Credit everyone that paid for the cleanup and credit it back to their accounts. Price Ross seconded the motion. *After much discussion*, the motion carries with 4 members out of 7 members present.

Joey Watt went on and talked more about the lack of communication within the board and the community not only on social media but also everywhere else.

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
April 18th, 2022, Board Meeting Minutes

Debbie McGowen made a motion to put the \$10 fee on the agenda/to be voted on at the annual meeting in September. Motion was not seconded, motion fails. Debbie McGowen would like to add this to the agenda for our annual meeting.

Debbie McGowen made a motion that all board members contact the president no later than 10am the day of the meeting if unable to attend. Rowdy Brown seconded the motion. Taylor Brown asked does this need to be made into a motion. Price Ross said we are all adults here. Price Ross went on to say it's pointless to put that into a motion. Deborah Edmunds agrees with Price Ross. After **MUCH** discussion the motion was retracted.

Time limit on establishing quorum- Joey Watt talked more about the start times of meetings and wasting homeowners/board members time waiting.

Nathaniel Sonntag talked more about the last meeting. Nathaniel Sonntag had texted the 3 board members that he had not heard from and no answer. Nathaniel Sonntag then called each of the 3 board members, the first board member Debbie McGowen did not answer, Rowdy Brown answered and said he had forgotten and was on his way. That's the reason the meeting started late.

Lisa Waterbury suggested a 10–15-minute window to allow all board members to show.

Keith McGuire would be disappointed when he prepares something for a meeting and is unable to present it due to not having a quorum. Keith McGuire suggested the presiding officer(s) should have the deaccession on whether the meeting happens or not.

After **MUCH** discussion it was decided that the presiding officer will be able to make the decision on whether they wait for board members to show up to have a quorum or call the meeting off and possibly reschedule.

Chat room for discussing business- Tiffany Sprong asked who the admin of the group chat on Facebook was. Nathaniel Sonntag said it was Tiffany Williams was the Admin. Nathaniel Sonntag suggested each board member leave the group chat. Tiffany Sprong stated she had left the group chat.

Open Floor-

Nathaniel Sonntag made a statement on how there isn't order at these board meetings. Nathaniel Sonntag went on to say it is very hard to write minutes and understand exactly what is going on at these meetings when everyone is talking over each other.

Taylor Brown asked how and if we have a way to get rid of the stickers (Goat Heads) in the grass around the clubhouse and pool. *After much discussion*, Rowdy Brown said he will look for something to get rid of them.

Debbie McGowen asked if we could get rid of the fire ants at the park and around the clubhouse. Rowdy Brown said he will get something to treat the beds.

Robert Leslie was glad to see the fire department show up today. Robert Leslie wished they would have been at the previous meeting. Robert Leslie said we do have signs at the front entrance announcing the events that happen each month in Sky Harbour.

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
April 18th, 2022, Board Meeting Minutes

Lisa Waterbury asked for an update on the Boat Dock, Pool Fence, Etc. Joey Watt said the issues are currently on hold. Rowdy Brown answered that he has repaired the fence around the pool(chain-link) Rowdy Brown is also waiting for someone to donate the materials for the railing. Lisa Waterbury stated that the amenities in this community are what adds property value to the homes in Sky Harbour.

Adjourn- Price Ross made the motion to adjourn the meeting. Deborah Edmunds seconded. Motion carries. Board meeting was adjourned at 9:07pm.