

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
May 16th, 2022, Board Meeting Minutes

Call to Order- Price Ross called the board meeting to order at 7:00 pm with 6 Members present.

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

Board Members absent: Tiffany Williams, Joey Watt, Debbie McGowen, (2 Vacant positions)

Approval of Minutes- Nathaniel Sonntag read the minutes from April. After Nathaniel Sonntag read the minutes, there were a few questions on some items in the minutes, after much discussion Tiffany Sprong made a motion to accept the minutes with once sentence deleted, Deborah Edmunds seconded, motion carries.

Sec/Treas. Report- Nathaniel Sonntag said we had moved the \$5,000 from the contingency line to the maintenance line on our yearly budget. Nathaniel Sonntag went on to talk about our income and our expenses for the previous month. Our total INCOME for the month of April was \$10, 275.98 and our total expenses for the month of April is \$6, 164.14. YTD income is \$55,424.17 and YTD expenses is \$53,822.86. After much discussion, Nathaniel Sonntag will move the \$5,000 that was borrowed from the reserve account back into the reserve account.

Compliance Report- Deborah Edmunds stated the current report is almost accurate with one property missing from the report, 3 properties that were sent a warning letter, 3 properties sent a fine letter, from what it looks like no one has paid any fines last month. After much discussion, Deborah Edmunds will get pictures taken and get with Kay on 711 Jupiter. 815 Jupiter, we are unable to find any living relatives of owners, waiting on Joey Watt to give more directions on what we can do. People living in travel trailers/RV was brought up, it was asked if anyone in Sky Harbour could live in or stay in for an extended period. The short answer was NO, no one is allowed to live in a mobile travel trailer. It was asked if the HOA could contact the Environmental Health Department about some of the issues, we are experiencing in Sky Harbour. 818 Jupiter was asked to be revisited due to the property getting worse.

Maintenance Report- Tiffany Sprong does not have any new items to report. Rowdy Brown said he had done a lot of items on the list that Nathaniel Sonntag had given him. Rowdy Brown is working on getting a better plug system for the vacuum that goes into the pool. Rowdy Brown also had done some minor other repairs around the property.

Architectural Report- Rowdy Brown said that 2 permits have been turned in this past month. 614 and 612 Gemini was brought up in question on whether it followed our deed restrictions in that section. Rowdy Brown will get with property owner about said issues. 2702 Saturn was brought up about what type of housing could be constructed in that section, Rowdy Brown said the home that was going in was ok to do so.

Recreational Report- in Debbie McGowen's absence, Nathaniel Sonntag said the only thing he had was the pool opens the 28th and will remain open through the 30th and will be closed on the 31st that week, regular schedule is Tuesday through Sunday. Hours will be discussed in new business

Old Business- Fence on green belt- Rowdy Brown is waiting on the homeowner to see if they are building a fence and it would be pointless to build 2 fences side by side. The Board talked about what the green belt is and the purpose of it.

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Leaky septic on the green belt- no update on the leaky septic, waiting on Joey Watt to get back up to us with our options on what we can do. (tabled)

New Business- Pool- pool hours and pool monitors were discussed and after much discussion the pool hours will be 12pm till 9pm and pool monitors will need to be 18 years old. Nathaniel Sonntag will get with Debbie McGowen about the changes. The pool hours will be monitored and report back at the next meeting.

Roof- after much discussion, Tiffany Sprong will get estimates on the cost of repairs on the roof.

(Letter from attorney)- after much discussion, the board will get together later and discuss changes to the Articles of Incorporation and Deed Restrictions.

Keith McGuire made a motion: "I move that a quorum for the Board of Trustees be set at a minimum of 6 members present for all meetings. There are 11 positions for board members (equals to the number of Sections in Sky Harbour). Not all positions are filled." After much discussion, Tiffany Sprong seconded the motion. After much more discussion motion carries.

Open Floor- Cheryl Copeland stated this meeting was way out of order, she has never been to a meeting that was this bad. Tiffany Sprong replied with this was very offensive, and it is also the second meeting in a row that she/the board was reprimanded by someone attending the meeting. Lisa Waterbury also took offence to Cheryl's statement.

Daphne McGuire said she was completely upset about how Joey Watt handled the entire meeting the previous month and how Joey Watt and Debbie McGowen both attacked Keith McGuire at the same meeting.

Cheryl Copeland apologized to Tiffany Sprong on what she had said earlier.

Debbie McGowen arrived at the board meeting.

Daphne McGuire asked if we had anyone apply or put in an application to become a board member. The board answered no.

Adjourn- Keith McGuire made a motion to adjourn and Tiffany Sprong seconded. Meeting was adjourned(no vote) (did not get time due to everyone in a hurry to leave).