

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

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

Price Ross made a statement about Joey Watt resigning from the board of directors. Price Ross will take interim presidency until September's Annual Meeting.

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

Board Members absent: Tiffany Williams, (3 Vacant positions)

Approval of Minutes- Nathaniel Sonntag read the minutes from May. After Nathaniel Sonntag read the minutes, Debbie McGowen made a motion to add something to the minutes. After much discussion Debbie McGowen retracted her motion. Keith McGuire and Debbie McGowen had questions concerning the Executive Session from June's meeting. After much discussion Debbie McGowen made a motion to remove the Executive Session from June's minutes, Deborah Edmunds seconded the motion, motion carries with 2 members abstaining. Deborah Edmunds made a motion to accept the minutes with the previous motion as well as a few typo corrections. Rowdy Brown seconded the motion, motion carries with 2 members abstaining.

Sec/Treas. Report- Nathaniel Sonntag said for the month of June our total income was \$8365, our total expenses were \$10,135. Balance in our savings account is \$50,044 and \$21,535 in our checking account.

Compliance Report- Deborah Edmunds talked about the properties on the list of homeowners out of compliance. Deborah Edmunds said currently there are 2 properties that have been fined and 1 notice of content added since last months meeting. Deborah Edmunds went on to talk about the property owner that was taken to court today, the HOA won the case and homeowner must pay and clean up property. Keith McGuire wanted to clarify that there were in fact 12 active homeowners on the list of compliance. Lisa Waterbury has given Deborah Edmunds another list of properties that are out of compliance. Deborah Edmunds will go over the list and get pictures taken as needed and sent to said homeowners.

Maintenance Report- Tiffany Sprong has said she has been working on a 3rd quote on the roof replacement. This 3rd quote was referred to us by our insurance company. Tiffany Sprong went on to say she needed to correct the quotes from last month. Both quotes were for replacement of the entire roof. Tiffany Sprong also will get with the pool company about the door on the pump house always being left open after service.

Architectural Report- Rowdy Brown said we had one new permit since the last meeting. Tiffany Sprong had a question about a property on Jupiter, the homeowner had demolished the old trailer and replaced it with a new one but had left the debris from the original home on property, after much discussion it was decided that after the 120 days for the permit, it would then be a compliance concern.

Recreational Report- Debbie McGowen said she has since let one of the pool monitors go after she had left both pool gates unlocked after it was reported someone had thrown up in the pool and the pool was supposed to have been closed till it could be cleaned. Debbie McGowen went on to talk about the next HOA event. The next event is a back-to-school pool party on August 7th, Anne Riddles asked if money can be donated instead of supplies? Debbie McGowen answered yes, money can be given to herself, the

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office manager, or a pool monitor. Debbie McGowen went on to make a motion to make August 7th a free swim day, Rowdy Brown seconded the motion, motion carries. Nathaniel Sonntag asked if the keys from the pool monitor that had been fired have been turned back in? Debbie McGowen answered no they have not. Keys are currently lost. Price Ross asked a question about a pool monitor being sick? Debbie McGowen answered yes.

Old Business- Roof- Tiffany Sprong already talked about the roof in her maintenance report.

Annual Meeting- Nathaniel Sonntag talked a little bit more about the upcoming annual meeting. Nathaniel Sonntag went on to say the meeting will be from 2pm till 4pm, we will have a birthday celebration along with meet and greet from 12pm till 2pm on Saturday, September 17th.

New Business- Approval of 2022-2023 budget- Nathaniel Sonntag went on to explain the new budget to the board, after much discussion, Tiffany Sprong made a motion to accept the new budget as presented except for the difference in cost for the insurance to come from the contingency fund. Keith McGuire seconded the motion; Motion carries with 4 for and 2 against.

Nathaniel Sonntag made a statement saying he will be unavailable at the next board meeting in August. Nathaniel Sonntag then went on to say that the board cannot have a board meeting without the Secretary present. Keith McGuire said he would take Nathaniel Sonntag's place as the Secretary for the month of August.

Yard sales, fall clean up and Newsletters- Nathaniel Sonntag presented the board with a draft copy of the fall newsletter, this newsletter included dates for Halloween, Christmas and the dates for Yard Sales and our community clean up. After much discussion, Tiffany Sprong made a motion to accept the newsletter as printed, Deborah Edmunds seconded, motion carries.

Lisa Waterbury asked to join the BOD- before Lisa Waterbury got up to introduce herself, Debbie McGowen asked why the open positions were being offered this close to the annual meeting? After much discussion it was explained that the 2 open positions do not expire till 2023 and 2024, only expiring positions are able to be voted on at the annual meeting. Keith McGuire added that Lisa Waterbury ran last year and missed the election by 1 vote, and according to the bylaws "vacancies in the board: whenever a vacancy in membership of the Board shall occur, the remaining members of the Board shall have the power, by majority vote, to select a Member of the association to serve the unexpired term of the vacancy. In the event that an unselected candidate from the last general election is willing to serve and they obtained votes equal to at least 50% of the votes cast for the director receiving the most votes, then that candidate is eligible to be appointed to fill the vacant position as long as the unexpired term is no less than 6 months." Lisa Waterbury then went on and introduced herself to the BOD, after she introduced herself, Price Ross asked her to explain why she wanted to be a board member. After Lisa Waterbury talked more about wanting to join the BOD, Tiffany Sprong made a motion to accept Lisa Waterbury as a board member and take one of the vacant positions (term expiring in 2024), Deborah Edmunds seconded the motion, motion carries with 5 for and 1 against.

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Open Floor- Anne Riddles- asked if there is anything to do about the boat ramp being very slippery? The short answer is no, to fix the problem, the whole ramp would need to be replaced. This topic will be added to the annual meeting in September.

Price Ross stated that the board meeting has unofficially adjourned at 8:13pm while the BOD will meet in executive session in the back office, homeowners are encouraged to stay for a follow up, but it is not a requirement.

Executive Session- Office Manager

Returning from Executive Session summary- Keith McGuire summarized the executive session, the session was about PTO for employees of the HOA.

Adjourn- Nathaniel Sonntag made a motion to adjourn, Keith McGuire seconded, motion carries, meeting adjourned at 8:39pm.