

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
August 15th, 2022, Board Meeting Minutes

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

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

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

Homeowners present: 6

Approval of Minutes- Nathaniel Sonntag read the minutes from July, after some discussion Keith McGuire made a motion to accept the minutes, Deborah Edmunds seconded, motion carried.

Nathaniel Sonntag read the minutes from the Special Meeting, Keith McGuire made a motion to accept the minutes, Lisa Waterbury seconded, motion carried with 1 abstaining.

Sec/Treas. Report- Nathaniel Sonntag read over the treasurer report from the month of July. Total income \$2326.16, our total expenses were \$8152.95. YTD income is \$69754.22. YTD expenses \$76290.09. Our savings account has \$50,046.01. Our checking account has \$14,457.04. After Nathaniel Sonntag read over the budget lines, there were questions from the Board on what some of the expenses were.

Compliance Report- Deborah Edmunds went over the list of compliance, for the month of July there were 19 properties that were reviewed, with a total of 9 properties being sent letters. Price Ross asked how often are the pictures taken? Deborah Edmunds answered twice a month. Lisa Waterbury also goes out and turns in a list to Deborah Edmunds. After much discussion, 818 Jupiter will need to be added to the list of compliance.

Maintenance Report- Nothing to report

Architectural Report- Skipped due to Rowdy Brown being absent.

Recreational Report- Debbie McGowen talked about the last HOA event, the Back-to-School Pool Party. Debbie McGowen went on to talk about all the school supplies that were collected. All remaining supplies will be donated to the school. Britney Marotto suggested the school supplies be kept and distributed later in the year to the community. Daphne McGuire asked how much was the dollar amount on the Back-to-School event? Debbie McGowen didn't have an exact answer other than the \$140 donated by the community. Price Ross suggested keeping better track of what the whole cost of the event is. (After further investigation by Lisa Waterbury, the total cost from the HOA was \$206.67.) Tiffany Sprong asked about the lost keys. Debbie McGowen answered that the keys have not be found. Debbie McGowen went on to talk about having to let go of 1 pool monitor and had to hire 1 more monitor. Nathaniel Sonntag asked when the pool was going to close. After much discussion, Keith McGuire made a motion to close the pool on September 11th, 2022. Tiffany Sprong seconded the motion. Motion carries.

Old Business- Roof- Tiffany Sprong talked more about the roof repairs. We have 3 quotes, the newest one is FD Roofing which is what our insurance company suggested using. Tiffany Sprong went on to talk

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about the 3 quotes, \$22,732.50 from DT Roofing, \$34,000 from FD Roofing and \$55,000 from Crown Roofing. Rusty Bowers asked about the shingles being removed. After much discussion, Keith McGuire made a motion to accept the bid from DT Roofing. Deborah Edmunds seconded the motion and the motion carried with 1 abstaining. This topic will be put on the agenda for the annual meeting.

Donation box- Nathaniel Sonntag talked about the donations for the can food drive. Nathaniel Sonntag then went on to say that he will talk more about this in New Business.

New Business- Lorell Staats changed her mind about being appointed to the BOD and asked to be put on the ballot for the annual meeting instead. Board members conceded.

HOA fees- Nathaniel Sonntag read a letter from a homeowner about an increase in HOA dues. Keith McGuire went on to talk about when the dues were increased last and how often they were increased over the years. The dues originally were \$3 a month per lot back in 1972. In 1976 the dues were changed to \$7 a month per resident. In 2005 the dues were increased to \$174(current). After much discussion from the board, Lisa Waterbury made a motion to add HOA Due increase to the agenda at the annual meeting. The HOA Dues will be suggested at \$240. Tiffany Sprong seconded the motion. Motion carried.

Keith McGuire would like to add "Membership Committee" to September's agenda.

Current items on the Annual Agenda in September: Due Increase, Boat Ramp/Dock, Fundraising suggestions, Fee for Clean-up, and Roof.

Annual Budget- annual budget was already approved in July. Nathaniel Sonntag went over the major changes.

Thank You Letter from Mission Granbury- Nathaniel Sonntag read a thank you letter from Mission Granbury thanking us for the most recent donations with our can drive. Nathaniel Sonntag will put this on our website and Facebook page as well as on our message board outside the clubhouse.

Open Floor- Daphne McGuire asked where we were at on getting a key card for the pool? After much discussion, Keith McGuire would like to add the key card system to the October agenda. Rusty Bowers wanted to make sure we were aware of the photocell being out at the entrance sign. Daphne McGuire said the signs at the entrance needed to be changed, Daphne McGuire suggested reaching out to the community for help if the board members are unable to change it. Debbie McGowen wanted to talk about the amendment to the By-Laws that happened back in 2020. After a brief discussion between board members, no further actions were entertained on this topic.

Adjourn- Deborah Edmunds made a motion to adjourn the meeting, Lisa Waterbury seconded, motion carried. Meeting adjourned at 8:51PM

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