

**Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
September 19th, 2022, Board Meeting Minutes**

Call to Order/Establish Quorum- Price Ross called the board meeting to order at 7:00 pm with 9 Members present.

Board Members present: Nathaniel Sonntag, Price Ross, Lisa Waterbury, Keith McGuire, Tiffany Sprong, Debbie McGowen, Rowdy Brown, Anne Riddle, Lorell Staats.

Board Members absent: Deborah Edmunds, (1 Open Position).

Approval of Minutes- Nathaniel Sonntag read the minutes from August. Under HOA, Keith McGuire wanted to change the minutes to reflect \$3 per month per lot in 1972, and \$7 per month per resident in 1976. Under Recreational Report, Debbie McGowen said she did in fact have a total amount spent; just under \$217. After much discussion from the board, Lisa Waterbury did, in fact, investigate the last event hosted by Debbie McGowen and the total amount spent was \$206.67. Rowdy Brown made a motion to accept the minutes with the suggested changes. Keith McGuire seconded the motion, and it carried with 7 members voting yes.

Sec/Treas. Report- Nathaniel Sonntag read over the same treasurer report from the annual meeting. YTD income \$77,772.90, YTD expenses \$87,545.04.

Compliance Report- Lisa Waterbury said she had a list of 41 properties, however none of them got letters due to invoices and the Annual Meeting. This compliance list will need to be started over due to no compliance letters sent out in September.

Maintenance Report- Tiffany Sprong said that DT Roofing will pick up the check for the deposit this week and work should start soon after.

Architectural Report- Nothing new to report.

Recreational Report- Nothing new to report.

Old Business- BRA Grant- Lisa Waterbury contacted the main office for BRA out of Waco, they then referred her over to the local office here in Granbury. They told her they do not provide grants to HOA's. BRA suggested contacting Hood County. After Lisa Waterbury contacted Hood County, they informed her they do not have anything to do with boat docks/piers.

New Business- Election of Officers- Nathaniel Sonntag nominated Price Ross for President. Keith McGuire seconded the nomination. Price Ross accepted. Tiffany Sprong nominated Keith McGuire for Vice President. Lisa Waterbury seconded the nomination. Keith McGuire accepted. Keith McGuire nominated Nathaniel Sonntag for Secretary. Tiffany Sprong seconded the nomination. Nathaniel Sonntag accepted. Keith McGuire nominated Lisa Waterbury for Treasurer. Tiffany Sprong seconded the nomination. Lisa Waterbury accepted. Election results: Price Ross got 8 "yes" votes. Keith McGuire got 8 "yes" votes. Nathaniel Sonntag got 8 "yes" votes. Lisa Waterbury got 8 "yes" votes. Nathaniel Sonntag and Price Ross will go to FNB and get Joey Watt removed from Checking and Savings accounts. Keith McGuire and Lisa Waterbury will be added as check signers and any other authority as Price Ross and Nathaniel Sonntag currently have.

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Guidelines for Board Members- Keith McGuire went over the guidelines for board members, after Keith McGuire went over the guidelines, he made a motion “I move that “A Guide for Board Members”, as presented by me, be accepted as the decision of the Board of Trustees as guidance to existing, new and future members of the Board of Trustees.” Rowdy Brown seconded the motion and the motion carried with 7 “yes” and 1 “no”.

Appointment of Committee Chairperson- Keith McGuire went over the responsibilities of the committee chairpersons, after Keith McGuire went over the responsibilities, Keith McGuire made a motion “I move that “Committee Chair Functions and Responsibilities”, as presented by me, be accepted as the decision of the Board of Trustees as guidance to existing, new and future formal standing committee chairpersons when appointed by the Board of Trustees”. Nathaniel Sonntag seconded the motion and the motion carried with 8 “yes” votes.

Lisa Waterbury nominated Rowdy Brown as the Deed CCR Compliance Chairperson. Tiffany Sprong seconded the nomination. Rowdy Brown accepted. Voting results: 8 “yes” votes. Keith McGuire nominated Tiffany Sprong for Maintenance Chairperson. Lisa Waterbury seconded the nomination. Tiffany Sprong accepted. Voting results: 7 “yes” and 1 “no” votes. Keith McGuire nominated Lorell Staats for Recreational Chairperson. Lisa Waterbury seconded the nomination. Anne Riddle nominated Debbie McGowen for Recreational Chairperson, but the nomination was not seconded. Election results for Lorell Staats: 6 “yes” and 2 “no” votes.

Membership Committee Proposal- Keith McGuire read over an extensive justification to bring back the Membership Committee. After Keith McGuire read the letter, he made a motion: “I move that a Membership Committee, as mentioned in the By-Laws and defined by the presentation made by me, be reestablished as a Standing Committee of the Board of Trustees”. Tiffany Sprong seconded the motion, and the motion carried with 7 “yes” and 1 abstained vote. Lisa Waterbury then nominated Keith McGuire to be the chairperson of the committee. Anne Riddle seconded the nomination. The motion carried with 8 “yes” votes.

Community wide Yard Sales- Nathaniel Sonntag went over the dates for the community-wide yard sales on October 7th and 8th. Homeowners will be solicited to add their address to a list that will be posted during the week leading up to the yard sale dates. There will also be signage at the entrance of Sky Harbour at Reed Road and Sky Harbour Dr, and at the intersection of FM 51 and Reed Rd.

Community Clean-up- The Cleanup is scheduled for October 15 between 9 am and 1 pm. Nathaniel Sonntag went over the work that needs to be done ahead of time. After much discussion from the board, Debbie McGowen said she would reach out to the Volunteer Fire Department asking for help on the day of the cleanup.

Status of Building on Galaxy Street- Keith McGuire talked about the property on Galaxy Street. After much discussion from the board, Keith McGuire made a motion, “I move that the Deed CCR Compliance Committee take the actions necessary to notify the property owner of Lots 2 & 3 of Section 4 (Galaxy Drive) that the outbuilding being erected thereupon is not in compliance with the Deed Conditions, Covenants and Restrictions for Section 4 of the Sky Harbour Addition, and that corrective action must be taken by that property owner to cause the building to conform with said Deed CCR’s. Specifically,

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Section 3.B., second sentence: "No outbuilding shall exceed the residence in height, unless by written consent of the Dedicator." Tiffany Sprong seconded the motion and the motion carried. Rowdy Brown will reevaluate the current permit to make sure it includes elevation levels. After much discussion the motion carried with 4 yes and 3 no.

Open Floor- Discussion- Annual Meeting- Lisa Waterbury was asked by Barbra Parks to find out more information about Republic's trash service and why a concerned homeowner could not pay a few months in advance. Lisa Waterbury reached out to Republic and was informed that as long as the customer has a balance, they can pay whatever amount over the amount due, and it will be credited for the next billing cycle.

Verifying ballots- Lisa Waterbury suggested the board look at other options on how the votes are tallied. Possibly counting them ahead of time in order to save time at the annual meeting. There seems to be close to an hour with the meeting on pause waiting on the ballots to be counted. Lisa Waterbury went on to talk about getting the volunteers ahead of time and have them count the mail-in or dropped off ballots, and then add the remaining to be counted and added to the total at the meeting. Lisa Waterbury also went on to talk about how the BOD needs to have more meetings before hand with homeowners on any questions that may come up.

Rick Lowry, Class C member; discussed the downfall of the HOA because of the failure to pass the proposed dues increase, and suggested ways to bring the HOA back to solvency.

Carol Greenia cited the By-Laws of the HOA. "Article X, Section 1: The Board of Trustees of Sky Harbour Homeowners Association, Inc. shall have the right and power to subject the Property situated in Sky Harbour Addition, except streets, ways, and parks to an annual maintenance charge. The annual charge may be established, adjusted, or reduced from year to year by the Board of Trustees as the needs of the Property in its judgment may require." She wanted to know, if this is the case, why the proposed Maintenance Fee increase had to be put to a vote of the membership.

Keith McGuire noted that there are conflicts between different parts of our dedicatory documents that have to be taken into account, and cited "Article III, Section 7: Annual Dues: Every member shall be required to pay annual dues, an amount which shall be determined by the Board of Trustees and may be changed from year to year by a majority vote of the Members voting at a regularly scheduled meeting of the Membership." He also noted that, since the dollar amount of annual dues was reflected in Article X, Section 1 (a), then a By-Laws amendment was required to make the change official. According to Article XIV, "These By-Laws may be amended at any regularly scheduled or special meeting of the Board of Trustees, by a 2/3 vote of the entire Board and then brought before the Membership for ratification by a 2/3 vote of the Members voting at a regularly scheduled or special meeting of the Membership before they are enacted."

Robert Leslie asked, "What is the intent going forward?" Lisa Waterbury will start working on Accounts Receivable, it was suggested Lisa Waterbury gather a committee to help on this. Robert Leslie also suggested we go around and talk to homeowners.

There was a lot of misinformation given to the community before the annual meeting and even at the annual meeting. This information was not beneficial to the outcome of the election.

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Tammy Gipson- A recent compliance letter was received that directed them to have building material cleaned up from their property, and to have their daughters tree fort removed. Tammy Gipson would like to have the BOD drop the requirement to remove the tree fort. Tammy Gipson went on to talk about the placement of the tree fort. Tammy Gipson talked to Hood County, and they have no complaints about it. After much discussion, the BOD will do further research and get back to the homeowner before the next meeting via letter or email.

Duane Parsons asked, "Why is it not up to the homeowners to pay the renters dues?" The answer was that it was not within the requirements specified in the current version of the By-Laws.

Duane Parsons asked, "How do we get to vote one of the Board Members off the Board? Price Ross answered it takes the vote of the community, a majority vote. An elected official can only be removed by election. Duane Parsons went on to talk about how this one board member is against everything the board has come up with. Duane Parsons proposed that the Board do something to remove this board member.

Adjourn- Keith McGuire made a motion to adjourn. Tiffany Sprong seconded the motion and the meeting adjourned at 9:04PM