

**Sky Harbour Homeowners' Association  
2707 Galaxy Street, Granbury, Texas 76049  
January 16<sup>th</sup>, 2023, Board Meeting Minutes**

**Call to Order/Establish Quorum-** Price Ross called the board meeting to order at 7:00pm with 8 Board Members present.

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

*Board Members absent: Marla Mayo, Rowdy Brown, Lorell Staats.*

**Approval of Minutes-** Nathaniel Sonntag read the minutes from December, after much discussion Tiffany Sprong made a motion to accept the minutes with the following changes; "change Office Manager to Business Manager", and change "Lisa Waterbury proposed a Holiday Bonus for our Business Manager. This prompted considerable discussion which yielded a \$100 donation from Jerry Biles and a \$50 donation from Marla Mayo for the bonus. Lisa moved to pay the \$150 for the bonus from HOA funds. The motion was seconded by Nathaniel Sonntag. The motion carried, yielding a total Holiday Bonus for the HOA Business Manager of \$300.00." Deborah Edmunds seconded the motion, motion carried.

**Treasurer Report-** Lisa Waterbury went over the Treasurer's Report. Our checking account as of 1/16/2023 has a balance of \$9,769.30. Our reserve account as of 1/16/2023 has a balance of \$27,334.17. Our A/R as of 1/16/2023 has an open balance of \$60,726.01. December 2022 income was at \$2,243.90, December 2022 expenses came in at \$5,833.92.

**Deed CCR Compliance Report-** Anne Riddle went over the new permits issued since the last meeting.

512 S Sky Court- Carport

616 Venus Drive- Shop

Anne Riddle is also working through the list of previous permits that have been turned in and following up with homeowners.

Deborah Edmunds went over the compliance report, we have 9 new addresses added to the compliance list, we have 21 carryover from previous list, we also have 16 property addresses resolved. Deborah Edmunds went on to talk about the property on Sagittarius, the property has not been in compliant and Deborah Edmunds and Anne Riddle want to talk to our Attorney about what to do next. Deborah Edmunds then made a motion to get a letter from our Attorney for \$250 to send to the property owner, Keith McGuire seconded the motion, motion carried with 5 voting "yes" and 2 voting "no". Tiffany Sprong asked about the property on Jupiter, after much discussion this address will be added to the list of non-compliant and will get pictures taken and letters sent. Keith McGuire asked what we are doing about the properties that say, "not his yard"? Anne Riddle and Deborah will investigate those properties and hopefully get them resolved. 806 Neptune was brought up about not being in compliant with building materials throughout the property. Anne Riddle stated that they do have an open permit for a "storage building" and "porches". Anne Riddle will try and contact the property owner and get a better understanding of what is being done. Debbie McGowen had been contacted about a fence that was "taped" together over near Sagittarius and Pisces. Anne Riddle and Deborah Edmunds will investigate this and report back.

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**Maintenance Report-** Tiffany Sprong went over the maintenance report. We have hired a new maintenance employee. Rowdy Brown has stepped down and Russell(Rusty) Bowers has stepped into the role. No updates on the clubhouse or the grounds. Tiffany Sprong had found out that a local 'grout guy' can complete the repairs on the pool, they would just have to match the color. The cost should only cost a few hundred dollars according to Caleb Stevens at Selah Pools. Tiffany Sprong has confirmed with Caleb that the repairs can be done by anyone who works with grout. There were also no updates on the boat dock/ramp or in the maintenance committee.

**HOA Event Report (Recreational)-** Nathaniel Sonntag went over the dates picked out for the events 2023.

March 11<sup>th</sup>- Community Yard Sales

March 18<sup>th</sup>- Community Clean-up

April 9<sup>th</sup>- Community Easter Egg Hunt

May 6<sup>th</sup>- Spring/Summer Craft Fair

June 3<sup>rd</sup>- Splash Day

October 7<sup>th</sup>- Community Yard Sales

October 14<sup>th</sup>- Community Clean-up

October 28<sup>th</sup>- Community Trunk or Treat

November 18<sup>th</sup>- Fall/Winter Craft Fair

December 16<sup>th</sup>- Pictures with Santa.

Nathaniel Sonntag went on to say that these are just the dates. The times and more details will follow in the coming months. Stay tuned.

**Membership Report-** Keith McGuire went over the membership report. There is nothing much new to report on this topic. Work continues to refine a list of Class A Members. By working directly with our Business Manager, a QuickBooks investigation has begun to help determine the data fields to be used for membership tracking. Keith McGuire went on to say that they have a Excel spreadsheet that is now indexed by Section, Block and Lot- the refined part of which has 780 entries. Keith McGuire received no feedback from the list of questions provided last month to board members. Keith McGuire and his committee will proceed to develop the "Disaster Recovery Plan". Keith McGuire went on to say that no updates on the Pool Access Control and no updates on the Welcoming Package.

**Old Business-** no old business.

**New Business-** Swim bands- Nathaniel Sonntag went on to talk about this upcoming swim season, if we are going to use swim bands we will need to get them ordered soon. After much discussion on this topic, it will be tabled under "old business" at Februarys meeting.

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Funds for legal fees- Lisa Waterbury proposed going after the last “4 years” of owed on homeowners. After much discussion on this topic Lisa Waterbury made a motion to move \$5,000 from our reserve account to our checking account. Nathaniel Sonntag seconded the motion, motion carried.

Funding for dock(QR Code)- Lisa Waterbury said she had tried to contact the bank but they had been closed for the holidays. Lisa Waterbury stated she had talked to someone at the bank and we would probably need to open a new account just for this purpose.

**Open Floor-** after much discussion we are going to add a “special meeting” to February’s agenda.

**Adjourn-** Tiffany Sprong made a motion to adjourn the board meeting. Deborah Edmunds seconded. Meeting adjourned at 8:52PM