

**Sky Harbour Homeowners' Association**  
**2707 Galaxy Street, Granbury, Texas 76049**  
**November 21<sup>st</sup>, 2022, Board Meeting Minutes**

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

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

*Board Members absent: Rowdy Brown, Tiffany Sprong.*

**Approval of Minutes-** Nathaniel Sonntag read the minutes from October, after much discussion Deborah Edmunds made a motion to approve the minutes with the following changes; Correction to the income in October, correction to the number of properties that have been approved, actual number was 4, correction to how Joey Watt approved the property on Galaxy Street, Joey Watt verbally approved the permit, correction to the maintenance committee, Tiffany Sprong, Keith McGuire and Rowdy Brown, correction to the last paragraph for grammar mistakes. Debbie McGowen seconded the motion and motion carried.

**Secretary Report-** Nathaniel Sonntag followed up about the Key Log he had created, after Nathaniel Sonntag read the updated list, it was suggested Debbie McGowen give her Keys (soda machine and clubhouse) to Lorell Staats.

**Treasurer Report-** Lisa Waterbury went over the report from the month of October. Our checking account had a balance of \$14,701.30 and our reserve account had a balance of \$27,325.41 as of 11/18/2022. A/R report shows October's balance of \$67,866.60 as of 10/28/2022. November's balance of \$64,857.15 (\$3,279.45 has been collected). Statements and late notices were mailed out the first of November and should be bring in money in the coming weeks. Lisa Waterbury also changed our payment plan and now the terms are 3 months minimum to 12 months maximum for any new members starting a payment plan. Lisa Waterbury went on to talk about what she wants to do starting at the beginning of the new year, send letters of intent to file in JP court and then file in JP court. We have approximately 37 properties that could go to JP court.

**Deed CCR Compliance Report-** Deborah Edmunds reported we had 29 address that should have gotten sent letters, however the spreadsheet that was presented only had 20 property addresses. We had to start over on the compliance list due to September being busy and not being able to send letters out in a timely manner.

**Maintenance Report-** Keith McGuire went over the maintenance report for the month of October. Roof repairs on the clubhouse are complete, all pictures of the process were posted on the HOA Facebook page. Reduced our pool service to once a week since we are in off-season and the pool is closed. This will save us \$150 a month. Serenity replaced both skimmer baskets (\$76.84). Selah Pool has been contacted regarding regrouting the coping around the pool. The maintenance committee consists of Tiffany Sprong, Keith McGuire, Rowdy Brown, and Duane Parsons.

**Recreational Report (HOA EVENTS)-** Lorell Staats went over the report from October, the Halloween party and Trunk or Treat was a huge success, we had a total of 10 vehicles attend the trunk or treat in the parking lot of the clubhouse, one of them was our very own Fire Department. We also had the Water Department being represented by Rowdy Brown and the Office Manager, Sherri Creecy. Special

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thanks to Daphne McGuire for suggesting certificates for our 1<sup>st</sup> and 2<sup>nd</sup> place winners of the best decorated trunks. We spent \$89.66 of the \$100 budget that was set for this event. We had donations totaling \$140.00 in sodas, candy, and monetary donations. All the remaining sodas and candy not used was donated to the fire department for their trick or treat at the fire station on Halloween night. The Fire Department allowed us to use 2 of their barricades to block off the parking lot to prevent anyone from driving through while we were having our trunk or treat. This event was hosted by the HOA event committee which consist of Lorell Staats, Lisa Waterbury, Anne Riddles, Nathaniel Sonntag, Taylor Brown, and Tiffany Sprong. It would be great if more board members attended and helped at these events.

Craft Fair- For the month of November, we have a Holiday arts and crafts boutique. We have 12 vendors so far and 13 spaces and 9 tables rented totaling a profit of \$190.00. Nathaniel Sonntag, Lisa Waterbury, Anne Riddle, Rowdy Brown, Deborah Edmunds, Marla Mayo, Lorell Staats and our Fire Department all were in attendance. This was a huge success with at least 35 shoppers. Lorell Staats talked to all the vendors before they left, and they all said they would come back in the spring at our next craft fair.

Community Potluck- our budget for the potluck was set at \$50.00, we spent a total of \$44.93 on supplies and food. We had 3 hams donated (\$84.00) and decorations donated (\$30.00). unused plates and silverware and table clothes were purchased by a homeowner that had the clubhouse rented the next day for \$20.00.

December events- the event committee is meeting Saturday November 26<sup>th</sup> to discuss the December events. We plan to have Pictures with Santa and a decorating contest for all properties in Sky Harbour.  
\*Special notes\* all of this would not be possible without the event committee.

**Event Budget**

September starting budget \$750

Yard Sale- \$0.00

Clean up- \$0.00

Trunk or Treat- \$89.00 spent, donations of \$140.00

Holiday Boutique- \$190.00 profit

Holiday Potluck- \$60.71 spent, donations of \$114.00

Resale of unused places and silverware- \$20 profit

Event Budget currently is at \$810.00

**Membership Report-** class A member list- a lot of work has been done in this area. We(committee) decided the list will be called a Disaster Recall Roster when complete. Source materials have been identified including QuickBooks customer list obtained from the office manager and a tax roll list from the Real Estate Multiple Listing Service. There are many problems and difficulties in identifying Class A members that will require considerable work.

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**Pool Access Control-** The committee visited Spanish Trails in October to experience their Proximity Card Access Control system. The system works quite well for them. A uniquely coded card is provided to each homeowner upon payment of annual dues. This card, held up to the card reader, activates a gate system to provide access to their pool and island park, boat ramp and pier. If the homeowner moves or becomes deficient in dues, the unique code can be removed from the system to prevent access to those areas. Research continues.

**Welcoming package-** we are investigating the development of a Welcoming Package for new homeowners coming to the community. Good Realtors already do something similar, but we would like to develop something that is a little unique to our community that we can give out when we go around and welcome newcomers to Sky Harbour. Investigation and development continue.

**Old Business- Tree house on Sky Harbour Court-** after much discussion from board members and homeowners that were in attendance, Lisa Waterbury made a motion to not drop this property but instead pull our deed restrictions and draft up a letter. Anne Riddle seconded. Motion carried with 6 members voting yes and 2 voting no.

**Help from Class C Members-** After much research, Lisa Waterbury can use assistance from Class C Members.

**New Business- Restrooms-** Nathaniel Sonntag showed everyone in attendance some pictures of the men's restroom at the clubhouse. Nathaniel Sonntag went on to describe that someone had spread feces all over the walls and floor in the restroom. Nathaniel Sonntag then spent about 2 hours cleaning the Men's Room and then proceeded to lock both restrooms. Nathaniel Sonntag then went on to state that the restrooms should remain locked when the clubhouse is not being occupied. The BOD agreed that they should be locked when not in use.

**Confidentiality Statement-** Price Ross made sure all board members had filled out the confidentiality statement and they were filed in the business office. All members had filled one out previously except Rowdy Brown.

**Executive Session-** this was about a board members use of social media.

**Open Floor-** Discussion about the future of the boat dock was talked about by all in attendance. We currently do not have an action plan going forward.

Daphne McGuire suggested we have a rule in place that all chairpersons must turn in a report to the Secretary before/during a meeting.

Robert Leslie- what is the plan to change the Articles of Incorporation, By-Laws, and Deed Restrictions? It is a long process that we have already started. We will keep the data updated and proceed.

**Adjourn-** Lisa Waterbury made a motion to adjourn the meeting, Debbie McGowen seconded. Meeting adjourned (9:00PM?).