

**Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
December 19th, 2022, 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, Lorell Staats, Tiffany Sprong, Lisa Waterbury, Nathaniel Sonntag, Marla Mayo.

Board Members absent: Deborah Edmunds, Rowdy Brown, Debbie McGowen.

Approval of Minutes- Nathaniel Sonntag read the minutes from November. Keith McGuire then made a motion to approve the minutes from November, Lisa Waterbury seconded, motion carries with 7 "yes" votes and 1 abstained vote.

Secretary Report-

Treasurer Report- Lisa Waterbury went over our checking account information, balance as of 12/16/2022 was \$12,742.42, balance of our reserve account as of 12/16/2022 was \$27,329.15. Lisa Waterbury then went on to talk about our Accounts Receivable, November invoiced at \$67,431.60, late fees are at \$1,230.00 (123 Properties @ \$10 each), open balances as of 12/18/2022 is \$61,869.03. We have collected \$3,769.50 which includes \$130 in late fees by close of business 12/16/2022. This also includes \$432 collected through escrow. Lisa Waterbury then went over what she wants to do starting in January, this includes Letters of intent to be filed in court.

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 \$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.

Deed CCR Compliance Report- Rowdy Brown has stepped down as Chairperson for Deed CCR Compliance. Lisa Waterbury nominated Anne Riddle to take over as Chairperson for Deed CCR Compliance, Tiffany Sprong seconded the nomination, Anne Riddle accepted the position as Chairperson for Deed CCR Compliance. We have 29 active properties on the list of noncompliance.

Maintenance Report- Tiffany Sprong went over the Maintenance Report, no updates to the Clubhouse and Grounds, Pool updates include Selah Pools has been contacted regarding grout at coping around the pool surface. The feedback from Selah is that the repair is too small for their grout guy to take on, his minimum charge is \$3,000. A local 'grout guy' can complete the repairs. Should only cost a few hundred dollars according to Caleb Stevens at Selah Pools. Tiffany Sprong will reach out to Caleb to see if just a regular grout guy will work or if they need to be specialized in pools.

Serenity Pools reached out about leaves in skimmer basket preventing pump from priming. Tiffany Sprong reached out to Rowdy Brown on 12/6/2022 to find out if he is checking it regularly and followed up again on 12/16/2022. Tiffany Sprong had not received a response as of EOB 12/16/2022.

No updates on the Boat Dock/Ramp or on the Maintenance Committee.

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HOA Event Report (Recreational)- Lorell Staats went over the events in December; December 10th was Fun with Santa; we had a good turnout despite the bad weather. Santa, Mrs. Clause, and some of his Elves all made an appearance. Everyone got their picture taken with Santa and he also signed ornaments for the kids to take home. Homemade Hot Chocolate and our Smores bar were a bit hit for everyone.

Lorell Staats also talked about the new tradition of best decorated yard sign, this sign made its debut the same night as Santa and friends came by.

November budget ended at \$806.

December expenses totaled \$60.

Returned product (refund) \$16.

Lorell Staats went on to say our starting budget was only \$750 back in October.

Lorell Staats would like to thank the volunteers that helped at this event, and would like to make a special request; if anyone has any old yard signs that are no longer needed, will they please donate them to the HOA?

The winner of the Best Decorated Property is 2804 Star Court.

Membership Report- Keith McGuire talked about the Membership Committee. The Committee members include himself as the Chairperson, Robert Leslie, Anne Riddle, Tiffany Sprong and Marla Mayo. Keith McGuire went on to talk about the Class A Member List, work continues. A list of all known properties has been collected onto a spreadsheet. The list is refined to a point. Approximately 10% of the properties remain undefined in one form or another. These 42 properties need further attention through some method and may have to be researched through county records. Nearly all of these are related to owners who do NOT reside in the community or, if they do, at some other address.

To gather the missing information, and to identify the information needed to develop a "Disaster Recovery Plan", a list of questions has been developed. Additionally, the Membership Committee requests that the Deed CCR Compliance Committee consider using the list of questions during the approval processes for permit approvals to gather the information needed.

No progress on the Pool Access Control and the Welcoming Packages.

Old Business- no old business

New Business- Mike Flowers asking for 4' variance for garage. Mike Flowers presented the BOD with a packet that contained all the information needed to approve the variance. After much discussion Lisa Waterbury made a motion to accept the variance as presented, with Anne Riddle talking to the neighbor to make sure they approve it. Tiffany Sprong seconded the motion, motion carries with all board members voting yes.

Open Floor- Nathaniel Sonntag talked about the Business Office hours being different over the next couple weeks due to the holidays.

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Lisa Waterbury made a proposal that the Monday prior to the upcoming board meeting, our President Price Ross would send out an email copying the Business Manager to all board members requesting if anyone had anything to add to the agenda, Daphne McGuire suggested Price Ross be the contact person for anything concerning the upcoming board meetings.

Jerry Biles asked if any materials could be donated for the board dock repairs? Tiffany Sprong answered no.

Jarred Flatt ask about his neighbor and if we had an update on it? With our Compliance Officer being absent, Lisa Waterbury went on to talk about the process of what the BOD and Business Manager must go through, so it is not something that can be fixed quickly. Tiffany Sprong said the compliance process has improved in the last couple of years.

Rusty Bowers asked if we had a plan going forward on the boat dock? Tiffany Sprong answered that the only way to move forward would be to have another special assessment.

Jarred Flatt suggested we put up a sign or signs around the HOA property especially at the boat dock area with a way for people to donate to the repairs of it, IE a QR code or special account.

Adjourn- Lisa Waterbury made a motion to adjourn the meeting, Marla Mayo seconded, motion carried. Meeting adjourned at 8:10pm