

**Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
March 20th, 2023, Board Meeting Minutes**

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

Board Members present: Price Ross, Anne Riddle, Tiffany Sprong, Lisa Waterbury, Nathaniel Sonntag, Marla Mayo, Lorell Staats.

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

Approval of Minutes- Nathaniel Sonntag read the minutes from February, after Nathaniel read the minutes, Tiffany Sprong made a motion to accept the minutes as written, Lorell Staats seconded the motion and the motion carried.

Treasurer Report- Lisa Waterbury went over the treasurer report for the month of February. Our Checking Account had a balance of \$17,375.87 as of 2/28/2023 and a balance of \$24,959.87 as of 3/17/2023. Our Reserve Account had a balance of \$27,345.21 as of 2/28/2023. Our Dock Savings Account had a balance of \$1,174.10 as of 3/17/2023. Our A/R is at \$50,825.00, we have collected \$4,740.01 and 3 property owners are on payment contracts (approx. \$1,300.00). Our February income was \$2,424.24 and our February expenses were \$5,430.19. Lisa Waterbury then talked about the due increase of the new budget. The new amount would be 441 Class A members at @ \$240.00 each. This would make our total Income/expenses at \$113,905.00. Nathaniel then made a motion to approve the new budget, Tiffany seconded the motion and the motion carried. Lisa then made a motion to transfer any funds for the dock fund received through the business office each Friday, minus any fees associated with the funds coming in (IE credit card machine), Tiffany seconded the motion and the motion carried.

Deed CCR Compliance Report- Anne Riddle went over the new permits issued since February. We have 3 new permits, 1 was for a new home construction, 1 was for a patio extension and the last 1 was for a new fence. Anne then talked about our compliance list, we have 18 currently on the list however she has not been out the last few weeks because of the clean up that was coming, hopefully giving property owners time to get the areas cleaned up. Anne will resume compliance starting 3/21/2023.

Maintenance Report/Membership Report- Tiffany Sprong went over the Membership Report, the Disaster Recovery Plan Project has finished the first stage of the project, the membership committee has begun the next phase of the project, this phase includes: I) required data to be collected A) request help from other HOA committees for any data they made need, 1) Requests are due back by the next HOA board meeting(4/17/2023). B) contact the Volunteer Fire Department to present at the next HOA board meeting (4/17/2023) their disaster recovery requirements. II) develop process to collect data A) create survey questionnaire, B) setup table at clubhouse to collect data during ALL HOA Events, C) provide survey to Office Manager for phone/in person data collection (paper), D) investigate on-line survey for data collection (IE Facebook, Website), E) knock on doors for any stragglers. III) map data to available QuickBooks data fields, A) work with software company (Robert Leslie). IV) develop process to upload to QuickBooks, A) work with software company (Robert Leslie). V) develop archive process for current QuickBooks data, A) work with software company (Robert Leslie). VI) develop update process using Hood County Tax Data, A) update disaster recovery spreadsheet to current status. VII) develop new data upload process, A) work with software company (Robert Leslie). All activities will require close coordination with other HOA Events. The committee requests a timeline/schedule be developed and maintained by the Board of Directors, so items are not missed.

Pool Access Project- Marla Mayo will give an update under Old Business.

Maintenance Report- Clubhouse floors still need attention, TBD due to funding. No updates on the Grounds owned by the HOA. **Pool-** Serenity Pools has made it mandatory to have a PoolRx placed in our community pool. The PoolRx has been put in the pool at a cost of \$89.00. The price increase of the pool service has gone up from \$250.00 per month for weekly service and \$400 per month for twice weekly service. The pool maintenance budget will cover the increase. Serenity Pools also quoted \$1,449.60 to repair pool house plumbing and perform PM on the sand filter, when the funds become available they will also come out of the pool maintenance/repair budget. **Boat Dock/Ramp-** the QR code has been published and funds raised from HOA events are being added to the dock savings account.

HOA Event Report- Lorell Staats went over the upcoming events: March 10th and 11th was our Community Yard Sales, March 18th was our Community Clean-up, as of March 15th we had generated \$160 that will go towards the dock savings account. Easter Sunday- April 9th is our Annual Easter Egg Hunt. We are accepting donations to fill the easter eggs.

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Old Business- Pool Access- Marla Mayo went over the new system purchased for the pool access system, with the additional parts having to order, the total came close to \$600.00.

New Business- Schedule Meeting for Homeowners Q & A- Ballots will be mailed out starting May 1st, after much discussion from the Board of Directors, the 1st meeting we will have will be on Monday, May 15th starting at 6:00 PM. The 2nd meeting will be on May 21st, starting at 4:00PM.

Permit Fees- Anne Riddle talked about permit fees and that we cannot add any fees without changing the Deed CCR and/or our By-laws.

Clubhouse Rental Agreement- Lorell talked about raising the fees on the clubhouse agreement, Lorell then made a motion to raise the total cost of renting the clubhouse to \$165.00, the refundable* deposit will stay the same at \$65.00, the actual clubhouse rental will increase to \$100.00, Tiffany seconded the motion and after much discussion from the Board of Directors, the motion was voted on and approved.

Open Floor- Lorell then went over her idea on our newsletters, Lorell suggested we have people buy advertisement space in the newsletter, depending on the size would depend on the cost.

Lorell also went over her idea about getting a large thermometer made to show the progress of our donations towards the boat dock replacement. After much discussion it was suggested the thermometer be made out of wood or something that would withstand the outdoor elements and be displayed at the entrance of Sky Harbour.

Janie Rivera- Draper Henn- asked if we could get a loan to fund the replacement of the boat dock and then pay back the loan over time? The Board answered with we would need a vote from the community in order to get the loan and we currently cannot afford to pay the loan back.

Rick Lowry- told the Board that they were doing a great job but wanted to know out of the 441 property owners, how many are paying? Lisa Waterbury answered all but about 20%.

Corey James Moore- talking about taking Sky Harbour Homeowners Association to court.

Membership Committee- it was instructed that Lorell talk to the Volunteer Fire Department about attending the next membership committee meeting as well as the dates set for our Q & A. It was also talked about the survey for Facebook/website, Nathaniel will investigate that. It was also suggested that the Board invite the Volunteer Fire Department and the Water Department to all HOA Events. If anyone has any questions about the survey, they will need to email Tiffany before their next meeting.

Executive Session- the Board went into Executive Session and returned at 8:35 PM

The board then did a brief update on what was discussed in the session- Personnel matters.

Adjourn- Nathaniel made a motion to adjourn the meeting, EVERYONE seconded, motion carried. Board Meeting adjourned at 8:36 PM.

Nathaniel Sonntag (Secretary)

