

**Sky Harbour Homeowners' Association**  
**2707 Galaxy Street, Granbury, Texas 76049**  
**May 15<sup>th</sup>, 2023, May 21<sup>st</sup>, 2023, Board Meeting Minutes**

**Call to Order/Establish Quorum-** Price Ross called the board meeting to order at 5:00pm with 5 board members present.

*Board Members present: Price Ross, Tiffany Sprong, Lisa Waterbury, Nathaniel Sonntag, Marla Mayo.*

*Board Members absent: Debbie McGowen, Deborah Edmunds, Anne Riddle, Lorell Staats.*

**Price Ross announced Rowdy Brown's resignation from the Board of Directors. This leaves 9 total board members with 2 open positions.**

**Tiffany Sprong made a motion to reverse the previous motion "Keith McGuire made a motion: "I move that a quorum for the Board of Trustees be set at a minimum of 6 members present for all meetings. There are 11 positions for board members (equals to the number of Sections in Sky Harbour). Not all positions are filled." After much discussion, Tiffany Sprong seconded the motion. After much more discussion motion carries." Nathaniel Sonntag seconded the motion and motion carried.**

**Approval of Minutes-** Nathaniel Sonntag had previously sent a copy of the minutes to all board members ahead of the meeting. Nathaniel did not read the minutes aloud. Tiffany Sprong made a motion to accept the minutes as written, Lisa Waterbury seconded, motion carried.

**Treasurer Report-** Lisa Waterbury went over the Treasurer Report for last month. Our Checking Account balance as of close of business on 5/12/2023 was \$35,430.42. Our Reserve Account balance as of close of business on 5/12/2023 was \$27,361.21. Our Dock Savings Account balance as of close of business 5/12/2023 is \$5,214.15. Our A/R total is \$67,058.51. April's income is \$10,151.77. April's expenses are at \$5,777.06. Tiffany Sprong asked if April's income included collection from A/R? Lisa Waterbury answered, "Yes it does".

**Deed CCR Compliance Report-** no report due to Anne Riddle being out of commission however Lisa Waterbury got with our Office Manager and got updated pictures for the list of non-compliant property owners.

**Maintenance Report/Membership Report-** (see below from Tiffany Sprong)

### **Membership Report**

#### **Disaster Recovery Plan Project**

We have continued the planning phase of the Disaster Recovery Project.

Data collection survey will be created to capture contact information electronically from those who participate.

Price Ross, Anne Riddle and Robert Leslie did some door-knocking to meet new Class A members since July. They visited approximately 20 homes, and the response was positive.

Committee member Robert Leslie continues to work with QuickBooks to find solutions to archive and upload data to reflect accurate information as well as utilization of available fields to allow for effective reporting and consistency of data entered. Tested recent data download from tax records to compare to determine how much has changed in short amount of time and how quickly it is to compare to existing data, etc. A final data download will occur once ready to upload latest data to QuickBooks.

### **Maintenance Report**

#### **Clubhouse**

Clubhouse floors need attention. Solution TBD due to funding.

Nathaniel reported mouse droppings on tables. We need to schedule pest control. Does anyone here know anyone in the neighborhood in the business? This will come out of Facility Maintenance budget once Treasurer confirms cash available to schedule.

Cleaning – The clubhouse and bathrooms will be cleaned every two weeks on Tuesday morning.

#### **Pool**

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Serenity quoted \$1,449.60 (including tax) to repair pool house plumbing and perform preventative maintenance on the sand filter.

Serenity quoted \$311.70 for a new threaded closure kit with an air relief assembly to replace the leaking assembly.

I was told work was scheduled for 5/5 but it doesn't appear to have been completed. Followed up with Serenity today, May 15.

Hours of Operation: Proposed 9 to 9 on all days except Pool Service days (Monday and Thursday) open at 1pm. Serenity Pools shared can swim 3 hours after treatment.

Nathaniel will update signs with necessary info and get Rusty to install.

**Boat Dock/Ramp**

We're continuing to attempt to keep people off the boat dock until repairs can be made. The is to protect the HOA from liability.

Reminder - If you witness someone on the dock, please contact the HCSO at non-emergency number 817-579-3316 to report it. Provide the incident number S2308073 and they will add the information you provide. If available in the area, they may send an office to investigate. Either way, the event is documented with law enforcement to show the HOA's attempt to prevent usage/injury.

If the fence is down/vandalized, let me know (Tiffany) and I will ask Rusty to repair it at his earliest convenience.

We have discovered that the boat dock isn't in as bad a shape as previously indicated. That said, we still need to find a company to quote repairs. Our dock fund isn't where we need it to be, and we don't have the current funds available for the repairs. Because of the expense, we would have to have quotes from three sources. I'm not on board with going through the exercise of trying to coordinate three companies to come quote without KNOWING we have funds available to move forward.

In my opinion, we cannot afford the liability of doing a DIY job. That's what led us to where we are today.

Should Board Member(s) disagree with me, I would be happy to 'pass the torch' to someone who wants to take lead on it. Outside of that, I plan to take no action.

The Board then decided on Pool Hours for this season. After much discussion the new pool hours will be 9AM till 9PM Sunday, Tuesday, Wednesday, and Friday. The hours for Monday and Thursday due to cleaning and servicing will be 1PM till 9PM.

**HOA Event Report-** with Lorell absent, Nathaniel Sonntag read her latest report:

The Spring Fling event was a busy time for the board. With the help of the community the total funds raised for our fundraiser was \$1100 of which the water department Donated \$482. On June 3rd we are having Splash Day starting at 11AM - We are asking our community for help with donations of Hotdogs - buns and chips and drinks. All donations will be accepted at the clubhouse.

There will be summer programs for the SHHOA community including Southern Baptist church with food and entertainment for all ages. This summer there is a free Story Time for the children starting June 16 through August 4th every Friday morning from 9:30 to 10:30 am. This has been provided by one of our own Residents, Julie Toon who is volunteering her time and resources to our Children. We are also working on more Free community Events to be hosted here at the clubhouse including Adult Water aerobics, this would be adults only pool time where another resident of Sky Harbour has offered to donate their time to host the water aerobics. Dates are TBD.

**Old Business-**

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**New Business-** Fundraisers- Lisa Waterbury went over her idea to host a BINGO night at the clubhouse for the adults in the community, after much discussion the BOD decided July 15<sup>th</sup> starting at 6:30PM will be the first BINGO night. Lisa Waterbury also talked about having another silent auction but this time leaving it up to the community to fill the “baskets” that will then be auctioned off.

**Open Floor-** Our Office Manager had a concern about the new key fob system and no monitor on duty, so she asked how the rules were going to be enforced? After much discussion from the BOD, it was decided that we will post a “No Exit After 9:00PM” and “damages to HOA property will be billed to homeowner.”

**Adjourn-** Tiffany Sprong made a motion to adjourn the meeting, Nathaniel Sonntag seconded the motion, motion carried, meeting adjourned at 5:40PM

Nathaniel Sonntag (Secretary)

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