

Sky Harbour Homeowners' Association
2707 Galaxy Street, Granbury, Texas 76049
June 19th, 2023, Board Meeting Minutes

Call to Order/Establish Quorum- Price Ross called the board meeting to order at 7:06 PM with 6 board members present.,

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

Board Members absent: Debbie McGowen, Deborah Edmunds, Anne Riddle, 2 Open Board Positions.

Approval of Minutes- Nathaniel Sonntag read the minutes from May out loud, after Nathaniel read the minutes, Tiffany Sprong made a motion to accept the minutes as written, Marla Mayo seconded the motion, motion carried.

Nathaniel Sonntag then read the minutes from June's Special Meeting out loud, after Nathaniel read the minutes, Tiffany Sprong made a motion to accept the minutes as written, Lorell Staats seconded the motion, motion carried.

Treasurer Report- Lisa Waterbury went over the Treasurer Report. Our Checking account as of 5/31/23 is \$36,131.01. Our Checking account as of close of business 6/16/23 is \$39,133.45. Our Reserve account as of 5/31/23 is \$27,369.34. Our Dock Savings account as of 5/31/23 is \$5,334.00. Our A/R open balance is \$57,616.01. May 2023 income is \$14,045.37. May 2023 expenses were \$5,048.67.

Deed CCR Compliance Report- 5 Property Owners have been sent letters, 5 Property Owners are in progress.

Maintenance Report/Membership Report- Membership committee is working on a Data Dump between QuickBooks and our Key Fob System. The Clubhouse floors are still needing attention, currently we do not have the funds to look into what needs to be done to them. The Pool Pump House has been replumbed and the sand in the sand filter has been replaced along with some other preventive maintenance.

HOA Events- Lorell Staats went over the last event, thanks to the community, Splash Day was successful. There were also free snow cones from Granbury Baptist Church. We also had a Sky Harbour resident offer free Childrens Story Time but due to lack of interest the event is no longer offered. The Granbury Mobile Library showed up on June 6th but no one showed up to this event. Lastly another member of Sky Harbour offered free water aerobics for the adults in the community, but again due to lack of interest, the event did not happen. The HOA and the community is trying to come up with different ideas but it seems no one in the community is that interested or invested in this community to participate. Granbury Baptist Church did come to Sky Harbour for a free community family fun night. The Church provided entertainment, refreshments and this event happened outside so no use of HOA utilities. Our next event is bingo night on July 15th.

Old Business- Fundraisers/Silent Auction/Bingo Night- Lisa Waterbury wanted to Table the idea of the silent auction due to no donations yet. Bingo night is still on for July 15th.

New Business- May 27th Incident-Pool Citation- Nathaniel Sonntag and Lisa Waterbury briefly went over what had happened on May 27th. Then homeowner Brenda Hickey spoke about said incident. After much discussion from all parties involved, Nathaniel Sonntag made a motion to fine Brenda Hickey in the amount of \$50 and her access would be restored. Tiffany Sprong seconded the motion, motion carried. The fine and reactivation will happen on the next business day.

Boat Dock Security- Tiffany Sprong talked about needing a fence of some type to go around the boat dock, the caution tape and netting keeps getting torn down. Lisa Waterbury made a motion to purchase a 6' fence to go around the dock to block it off from anyone accessing from either water or shore end. Marla Mayo seconded the motion and the motion carried.

By-Law Addendum- Tabled

Board Member attendance/Short Term Rental- Tabled

Guest Permit- Lisa Waterbury and Price Ross talked about guests at the boat dock/ramp using old "guest permits". After much discussion, Price Ross will look into new permit ideas for guests of Sky Harbour Homeowners. Lisa Waterbury will investigate developing a letter to send from the HOA BOD to guests that continue to use the old "guest permits". Mechane Holman suggested talking to a local towing company that will provide a "towing enforced" sign and be in contract with the HOA for any

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unauthorized users of the dock/ramp. It was also suggested that we update our “stickers” that we issue to homeowners, possibly with an expiration date. Also adding chains, key fob system and game camera(s) were mentioned.

Update Cameras for Clubhouse- Tabled

Pool Rules/Pool Hours- after much discussion Marla Mayo made a motion to close the pool on Mondays for deep cleaning, Nathaniel Sonntag seconded, motion carried with 4 for and 1 abstained. The Pool Rules are lengthy already and do not need to be updated at this time.

Open Board Position- Nathaniel Sonntag went over the 2 open positions. After much discussion it was decided to post the open positions.

Budget Committee 2023/2024- Lisa Waterbury is putting together a committee for the budget this year, Lisa already has enough volunteers for the committee and is not looking for anymore. Lisa will get with each committee member and schedule the next meeting.

Open Floor- Linda Bell wanted to speak about the fight that had happened at the pool a few days earlier.

Rick Lowry- maybe there was some miscommunication on the water aerobics?

It was asked where do we post the information about the events in the community?

Nathaniel Sonntag answered: the events are posted on the bulletin board outside the clubhouse, as well as on the windows of the clubhouse next to the entrance, the events and announcements are posted on our Facebook page and our website.

Rick Lowry had a question about the boat dock demo and rebuilding.

Jason Holman suggested the homeowners that can pay more than \$174, pay more. Lisa Waterbury said yes that is ok, the rest of the money goes towards “donations”.

Nathan Comstock asked how many property owners we had? 441, Nathan Comstock then asked what do we do to get the rest of the community involved and get them to vote?

Jason Holman- lives at 500 S Sky Ct. Jason and his wife have a camper and they wish to use the greenbelt as a way to pull through their property. After much discussion, it was suggested they fill out a permit and submit it for a variance.

Closed Session- the BOD adjourned into Closed Session at 8:34PM, the BOD resumed the board meeting at 8:48PM

Recap of Closed Session- Discussed personnel concerns.

Adjourn- Tiffany Sprong made a motion to adjourn the meeting, Marla Mayo seconded, motion carried, board meeting adjourned at 8:49PM

Nathaniel Sonntag (Secretary)
