

**Sky Harbour Homeowners' Association**

**2707 Galaxy Street, Granbury TX 76049**

**January 15, 2024 Board Meeting Minutes**

1. John Baum called the meeting to order 7:00 PM.
2. All current Board members were present (John Baum, Mechane Holman, Taylor Brown, Tiffany Sprong, Nathaniel Sonntag, Price Ross, Lisa Waterbury, Deborah Edmunds), and a quorum was established.
3. Approve Draft of Annual Meeting Minutes for 2023

Motion to approve: Mechane Holman

Second: Deborah Edmunds

Motion passed unanimously.

Draft will be posted to SHHOA website and Town Square

4. Approve Meeting Minutes for December 2023 Meeting

Motion to approve: Taylor Brown

Second: Mechane Holman

Motion passed unanimously.

Minutes will be posted to SHHOA website and Town Square

5. Treasurer's Report – attached.

- a. Also attached is SHHOA Delinquency Dues Process for 2023-2024.
- b. John noted that the financial statements can be seen on TownSq.
- c. The last mailing error was due to a third-party contractor of Goodwin. It wasn't due to any problems with the Association's data or Goodwin. Goodwin will send out new invoices.

6. Maintenance Report – attached.

7. Architectural/CCR Report

- a. Top 3 focus items
  - i. Trash, rubbish in yards/carports
  - ii. Long grass, unsightly yards
  - iii. Abandoned, non-running cars/trucks visible from street

One person was sent notice regarding new fence but there's been no response to report.

Goodwin will start compliance route in next week or so. Goodwin will report their findings to the Board and the Board will give direction to Goodwin on how to proceed (whether to send letter of violation).

8. Events Report – attached.

9. New Business

- a. Review December Executive Session
  - i. Sharing of personal contact information of Board members
  - ii. Alignment on timing and location to post draft minutes prior to subsequent board meetings
  - iii. Nathaniel to give website access to John and Tiffany to maintain
  - iv. Identified funds collected (>\$300) for boat dock fund that need to be given to Taylor
  - v. Nathaniel to give clubhouse key codes (& keys, if necessary) to Board Members.
  - vi. Future clubhouse rentals to go through TownSq.
- b. 2024-2025 Dues Increase – Taylor to create Budget Committee to review funding requirements and share with Board for discussion of amount of dues increase.
- c. Bylaws changes plan
  - i. Phase 1 – Dues increase – Review and recommend changes to Bylaws relating to dues and voting requirements.
  - ii. Phase 2 – Other Bylaws and CCR changes
    1. Shared desire to establish Committee and Leader
- d. Boat dock repair
  - i. Shared desire to establish Boat Dock Repair Committee and leader to investigate options to bring dock to operating condition.
- e. SHHOA Office Hours – staff with BOD volunteers 2 to 3 hours per week, Fri-Sun?

Motion to test for one month: Deborah Edmunds  
No Second.  
Motion failed.
- f. Monitor/report on Goodwin/HOA performance – tabled. To be discussed and agreed to by Board members. Will be shared with community once defined.
- g. Establish Goodwin/HOA Scorecard – tabled. To be discussed and agreed to by Board members. Will be shared with community once defined.

10. Old Business

- a. Stop signs and speed limits – Homeowner requested letter on HOA letterhead signed by John Baum supporting adding two stop signs to Sky Harbour Dr. One to be placed at Sagittarius and the other at Appollo Dr. Homeowner was asked to get petition signed by other property owners (threshold of >48, approx. 10% of membership) that support the initiative and report at next Board meeting.

11. Homeowner Forum

- a. Discussion occurred throughout the meeting and during the forum that included:
  - i. Dues increase amount and fairness of increase to all members.
  - ii. Inconvenience of paying Goodwin and not being able to walk into clubhouse to pay dues.

12. John Baum adjourned the meeting at 8:05pm.