

**Sky Harbour Homeowners' Association**

**2707 Galaxy Street, Granbury TX 76049**

**June 17, 2024 @ 7:00 pm**

1. John Baum called the meeting to order at 7:00 PM
2. Quorum Established. Board members present: John Baum, Tiffany Sprong, Rick Loughry, Price Ross, Deborah Edmunds, Andy White and Dustin Womack
3. Treasurer's Report – attached.
  - A. Rick requested \$15,000 funds transfer from Goodwin for new operating account.
  - B. John Summarized discussion:
    - a. If can pay September dues, please do
    - b. Rick is on top of Goodwin reconciling found discrepancies
    - c. Shared that Homeowner recently sold and had outstanding dues. Title company is collecting.
4. Maintenance Report – John Baum reported
  - a. New Vacuum – not pleased with performance. May try to return/replace.
  - b. # of Key Fobs issued – 25 new fobs issued
  - c. Thanked pool volunteers Peggy Wesson, Pam Monte, Rick Loughry and Dustin Womack for their daily assistance in keeping up with the pool
  - d. Pool hours – shared that pool hours updated 9am to 8pm daily except pool service days Monday and Thursday are 3pm to 8pm to allow time for chemicals added to dissipate.
  - e. Branches in parkway – Thanked Benny Edmunds for cleaning up branches.
  - f. Playground weeds and mulch – Thanked Andy White for taking care of weeds and mulch around swings.
5. Architectural/CCR Report – attached
  - a. Activity on Sky Harbour – no records and Goodwin not responding to questions. Noted that property currently being surveyed but nothing started as far as construction.
  - b. 512 Sky Ct. requested variance to easement for carport.
    - i. Price Ross made motion to approve 5' variance.
    - ii. Rick Loughry seconded
    - iii. Motion passed 6 votes to 1 to approve
  - c. New Architectural Committee: Rusty Bowers, Bill Newman. Still need one more volunteer.
6. Events Report – attached

- a. Thanked Georgia Maxwell for the donations from Funamics to dock fund.
- b. Also promoted Social Club form for any who want to coordinate activity at clubhouse for community.
- c. One new group has started – Sky Harbour Survivor Group for those that have or are struggling with life events

## 7. Old Business

- a. Boat dock update
  - i. John Baum and Rick Loughry met with BRA-approved builder and can get dock back to safe condition for roughly \$9,500.
    - 1. Replace wood
    - 2. Structural repairs
    - 3. Open some railing on boat ramp side for easier access to boats
    - 4. Noted that Jeremy Parks offered wood at his cost plus 5% but hasn't responded to calls since that time.

## 8. New Business

- a. Introduce Josh Beaupre with the Property Center
  - i. Josh introduced himself and shared more about himself and The Property Center including location, hours and transition.
  - ii. Stacy Fleetwood asked Josh whether TPC and Josh were aware that several sections have filed papers that they are no longer part of the HOA. Josh replied that he was aware and those filings are not valid for that decision/execution.
- b. Update from Townhall session
  - i. John Baum hosted casual gathering to discuss HOA
  - ii. Attendance was between 40 and 50 members
  - iii. Topics covered included Goodwin, The Property Center, Collections, Boat Dock, Pool, CCR, Legal Fees, Spending Threshold
  - iv. Some wants/needs mentioned:
    - 1. Honesty
    - 2. Boat ramp addressed (slick)
    - 3. Clubhouse acoustics
    - 4. Ladies restroom update
    - 5. Pool leak
    - 6. Pickle ball court
    - 7. Monthly potluck
- c. Architectural Committee – covered in Architectural/CCR Report
- d. Playground equipment Committee – no response to call for volunteers
- e. Clubhouse improvement Committee – only one response to call for volunteers

The idea for Committees is to have plans in place so ready when financial situation improves.

9. Homeowner Forum – A few additional questions for Josh

10. Adjourn

Motion: Tiffany Sprong

Second: Price Ross

Motion passed unanimously