



**Annual Board Meeting Minutes
October 3, 2023 at 7:00pm
Opal Durant Acton Community Center
6430 Smoky Hill Ct.
Granbury, TX 76049**

In attendance:

**Derrick Boyd- President
Oscar Iturralde Vice President
Renee Walker- Treasurer
Dwayne Adkins- Secretary
Sarah Goodman- Member At Large
Dawn Kelly- Property Management Group (PMG)
Janna Perez- Property Management Group (PMG)
Farah Rosario- Property Management Group (PMG)**

Attendees: Vince & Luly Blankenship, Cyndi Matula, CE Condit, Pradeep Nepal, Joel Nyman, Bob & Beverly Boro, Hugh & Kathy Caudill, Christina Peterson, Wayne Hixson, Lorain Knight, Joan Stermer, Michael Barker, Mike Connor, James & Ruth Higgins, Samantha Milligan, Jim Gaffney, Tony & Sue Austin, Del Loewe, Ann Morgan, Rudy Schmerber, Richard Locke, Gary & Karen Martin, Mary & Glen Watts, David & Pam Thacher, Fred & Jacquie Patrick, Shelly Connor, Melanie Ngo, Laura Paulsen, Chris & Jennifer Callsen, Mike & Tammy Ashton, Ken & Phyllis Robertson, Donna Henry, Bob & Treena

**Wilkins, Jason & Lauren Mattas, Calvin Warpula, Matthew Strongin,
DeeAnn France**

Call to Order/Board Introductions/Notice of Quorum:

- Derrick Boyd called the meeting to order at 7:03pm and all four board members (Dwayne Adkins, Renee Walker, Derrick Boyd, Oscar Iturralde and Sarah Goodman) stated they were in attendance for the annual meeting.
- Dawn Kelly (PMG) stated that board quorum of 30% was met to conduct the annual meeting.

Community Announcements

Derrick Boyd

- Derrick Boyd stated that for this meeting, board ask that you be respectful of everyone's time and conduct yourselves accordingly. Members that interrupt or are distraction to these proceedings will be asked to leave.
- Wanted to thank all the volunteers and committee members for all their work.
- Leasing supplement is on the website for homeowners to review and vote.
- Board members take homeowners concerns and works very hard to find a resolution to the concerns.
- CCRs updates are being drafted and will be released soon for review.
- Security cameras are being updated to be able to take video as well.
- Traffic calm committee have met to begin working a resolution.

Renee Walker:

- Reviewed 2024 budget with residents in attendance, \$799.00 is the annual assessments and the board has decided not to raise dues for the 2024 year even though the reserve amount transferred would be smaller than previous years.
- PMG handles the Account payable and receivable for the HOA. They also hire a CPA, which reviews and creates monthly financials. These financials are then sent to the board and financial committee for review and approval. Once approved these financials can be found on the website.
- Pond has some algae buildup, Hood County review the pond and confirmed it was blue algae in the run off area. Oscar treated the pond. To keep pond

life healthy the pond needs an aerator to be installed, the board is reviewing contracts and quotes to determine best action.

- New website continues to have new information added. Any questions please contact PMG.

Oscar Iturralde:

- Commented that bunnies are chewing on the irrigation lines and bubblers. Committee is looking into adding hard PVC pipe to protect the lines.
- Obtaining quotes to upgrade the irrigation system to a 12-line system with a Wi-Fi capability.
- Tree trimming around the pond area is something that will be worked on.
- Board is looking into the Erosion concerns within the community.

Sarah Goodman:

- Sarah met with Commissioner Wilson from TXDOT, informed that these upgrades have been approved:
 1. Road 167 meets Fall Creek another turn lane and traffic light will be added.
 2. Road 167 intersection of blinking light, these will now be a double turn light.
 3. Due to increase in traffic on 167, this road will get an expansion as well.
- Board has been working on obtaining quotes from three companies to seal coat the roads in the entire community in 2024.
- Volunteers are always welcomed to join a committee, reach out to the board or PMG.
- Bulletins will continue to go out to homeowners monthly.

Dwayne Adkins:

- Bylaws need to be updated by the new board and CCRS will need new amendments to be added to meet state standards.

New Business:

- ***2024 Budget Review & Approval (Renee Walker):*** Renee Walker motions to approve the 2024 Operational Budget as presented, Sarah Goodman seconded this motion, Derrick Boyd approves, Oscar Iturralde approves, Dwayne Adkins denies. Let the minutes reflects the final vote to approve 2024 budget is 4:1 in favor.
- ***Community Charters:*** Derrick Boyd motions to approve the committee charters as presented, Sarah Goodman seconds, Renee Walker approves, Oscar Iturralde approves, Dwayne Adkins denies. Let the minutes reflect the final vote is 4:1 in favor.
- ***Fining and Collection Policy Discussion and Vote:*** Derrick Boyd motions to update the fining policy to include the CCR Violations in compliance with the 88th Texas State Legislative session as presented, Sarah Goodman seconds, Renee Walker approves, Oscar Iturralde approves and Dwayne Adkins approves. Let the minutes reflect the final vote is 5:0 in favor.

Board Member Action Statements:

- Dwayne Adkins stated that anyone in Phase 2 and 3 interested in changing internet providers from Windstream to please contact him. Sarah Goodman informed the residents that as per contract with the developer from 2019, internet provider contract with Windstream cannot be broken/canceled until 2028.
- Oscar Iturralde and Renee Walker both thanked the volunteers that are in a committee for all their work. Board members work together to make sure all owners are heard, if at any time there is a concern please contact the management company or the board.
- Sarah Goodman stated she would not be running for the board this term as she has been presented with new opportunities and she is looking forward to have new board members.

Resident Q&A:

- Question #1- Will it be possible to fill out gaps between road and lots at the cost of each owner? Oscar Iturralde will advise when this can become an option.
- Question #2- Is Marquee securely installed. Oscar Iturralde stated that it is secured but can try to bolt to the ground.
- Question #3- Can a Dead End Sign to cul de sac to avoid cars turning into owners driveways. Oscar Iturralde will work with owner.
- Question #4- Empty lot on Martin Dr with the high grass and plumbing tubes exposed, what is the update on this lot? Board has been looking at this property and although no specifics can be discussed, the HOA is following the fining policy as per CCRs.
- Question #5- Has the board given any minutes from the community meeting that was held by Dwayne Adkins? Board informed the residents that as of now no minutes have been presented to the board from that meeting.
- Question #6- Homeowners would like to have more meetings through the year to keep the community informed. Sarah Goodman stated that the Bulletins sent out monthly are for the community information. Derrick Boyd stated that this is something the new board can talk about and review.

Election Results:

- PMG stated that 127 votes were received in total. Congratulations to Vince Blankenship and Anthony Austin as the new board members to serve in a 3-year term.

Adjourn:

- Meeting adjourned at 8:26pm.