

BOARD OF DIRECTORS MEETING MINUTES

Location: John Wesley Church, 5830 Bermuda Dunes Drive, and Via Zoom Video Conferencing

Minutes Prepared By: Linda Intschert, Vice-President

Board Members Present: Albert Bosch, Brandon Chambers, Linda Intschert, Barry King, Odilia Medlin

Board Members Absent: Toni Isaacs, Kristin McLaughlin, Bonnie Shows

1. The meeting was called to order at 7:15 pm.

2. Roll was called and a quorum established.

3. Welcome Visitors.

Will Echols, attorney; Larry Railey, homeowner; Nancy Woloshyn, homeowner

4. Public Comments.

None.

5. Secretary's Report.

The June 2021 board meeting minutes were provided and distributed via email prior to the meeting. There were no comments or corrections regarding the minutes. Barry made a motion to accept the Secretary's report; Odilia seconded. Motion approved.

6. Treasurer's Report.

The June financial reports were provided and distributed via email prior to the meeting. There were no comments or corrections regarding the reports.

One sale was reported; a \$115.00 balance remains. This was an overpayment of fees, and a check was mailed to the party, but if it is returned, and because we have no forwarding address, the monies will be deposited into the General Fund. Another home sold and is expected to close on August 8. The incoming owner (a corporate buyer) was billed for the transfer fee. Barry will notify the board after the sale closes.

Transfers of Ownership as was previously discussed will be addressed in New Business.

Barry advised the board he is meeting again with Brandon regarding the transfer of duties as Treasurer. Barry will resign as Treasurer in September but will remain a board member and assist Brandon with annual budget preparation.

Odilia made a motion to accept the Treasurer's report; Brandon seconded. Motion approved.

7. President's Report.

Complaints and Inquiries.

Albert spoke with Kevin Atkinson, owner of Texas Pride Disposal. New workers have been hired and the recycling service has been better. Collection for recycling is scheduled for Tuesdays but if it is not picked up, then collection will be on Wednesdays. TPD shows positive signs that service will be back to normal. Barry received a revised bill for services in June from \$3,079.50 to \$2,764.55 (a reduction of

\$315.00 plus tax for lack of recycling). We will bring up authorization to pay this revised invoice in New Business.

One complaint was made from a homeowner on Westerham regarding a neighbor not removing trash cans from the road after garbage collection.

Further discussion regarding parking issue is required in executive session.

Barry made a motion to accept the President's report; Albert seconded. Motion approved.

8. Deed Restriction Notification Letter (DRNL).

The current situation will be discussed in executive session.

9. Architectural Control Committee.

No report:

10. Old Business.

Deed restriction revisions will be ready for review at the August Board meeting -OR- a special committee meeting may be arranged. The deed restriction revisions must be approved before the board can canvas the homeowners. Will Echols is working to complete the revisions.

Barry mentioned the situation with regards to authorized signatures on HOA checks; currently, only he or another board member (currently the president) is authorized to sign checks. There are 2 keys to the HOA post office box and 2 keys for the safety deposit box. A transfer of ownership for the mailbox must be made.

11. New Business.

Barry made a motion to approve payment of the reduced Texas Pride Disposal bill; Linda seconded. Motion approved.

There was further discussion of the Transfer of Ownership. Will Echols provided advice to the board for case-by-case.

12. Executive Session.

The board entered executive session at 7:57 pm.

A homeowner made a formal complaint against another homeowner. The board discussed further with counsel regarding the issue. A letter will be sent to both homeowners.

A follow-up letter was sent to a homeowner for the completion of the items listed on the DRNL.

The board exited executive session at 8:51 pm.

13. Adjourn.

Barry made a motion to adjourn at 9:08 pm; Odilia seconded. Motion approved.