

Minutes

BOARD MEETING LLANO GRANDE GOLF COURSE SUBDIVISION

DATE: January 24, 2025

ITEM NO.1 PRELIMINARY MATTERS:

1. Call meeting to order – The meeting was called to at 1:00 PM.
2. Roll call -It was confirmed that all 5 directors were present.
3. Approval of Minutes last meeting - The president corrected the previous minutes to indicate that the positions of the board should have read President and Vice President, not Chair and Vice chair. With these amendments, the Minutes were approved.

ITEM NO. 2 APPROVAL FUND BILLS: None

ITEM NO. 3 CORRESPONDENCE: - There was no correspondence.

ITEM NO.4 OLD BUSINESS: None

ITEM NO.5 NEW BUSINESS:

1. Presentation of Budget (membership vote)
Although the Board of Directors had the Power to approve the Budget it was decided put it forward to a full membership vote in this first year. The Treasurer, Bruce Delashmit, presented the budget forecast. He explained he arrived at this forecast by reviewing three years of actuals from BoaVida, along with actual utility bills, quotes from contractors for things like pool maintenance, landscaping. etc. Some discussion and questions ensued. Particularly among the discussion was whether the Association should have a dedicated line item for Road Maintenance. The Treasurer said this was provided for in unencumbered funds. Also, He explained that the board can approve repairs to the roads out of those unencumbered funds, but not capital improvements. The Board must seek Members' approval for capital expenses. A suggestion was made that a Sinking Fund be established for Road Maintenance. The fund could be invested in interest bearing assets. Bruce replied that we are receiving a 4% interest on our unencumbered funds. There was general agreement that this was sufficient for this first year and would be revisited in subsequent annual budgets.
Taking these discussions into account a Motion to approve the Budget was made by Garry Robinson, seconded by Glenda Burwash. The question was called and the Motion was approved by a show of hands.

Items 2 through 6 are a number of procedural votes required for the Record. Board members had been made aware of them or discussed them but Texas Property Code requires that there is a formal vote of the Board of Directors Recorded.

2. Approve Budget Policies. Motion made by Gayla Moore, Second, Bob Burwash.

Carried by unanimous consent.

The Policies will be distributed with the Minutes as “Financial Guidelines”.

3. Architectural Board appointments -This item was tabled until committee reports.

4. Indemnify Board members - Moved by the President, seconded by Tom Minett.

Carried.

5. Retain Kathy Cunningham as HOA Attorney at \$246/hr. – Kathy Cunningham has prepared all of the Associations Legal Filings and has advised us on HOA matters. This Motion is to formally engage her on an as needed basis until further notice and to approve the hourly rate. Moved by Jim and seconded by Tom Minnet. Carried by unanimous consent.

6. Approve Records and Retention policy. All non-profit HOA Associations in Texas must adopt a Records and Retention Policy wherein they keep books and records for seven (7) years. Records must be made available to Members on demand and the Association may recover stated costs for providing the records. The Motion is to Adopt and Approve the Association’s compliance with Section 209-005 of The Texas Property Code which calls for this compliance. Costs will be established at a later time. Moved by Gayla Moore, second Bob Burwash. Carried by unanimous consent.

7. Award Lawn Mowing Contract

This Contract had been discussed at the organization meeting of January 3, 2025 but some questions still arose from the floor. The President described how he had received 3 bids and why we had approved Morales Landscaping. This vote was just required to formalize the awarding of the contract. Moved by Bruce Delashmit, second by Tom Minett. Carried by unanimous consent.

8. Award Pool Care Contract

This issue too had been discussed and approved at the January 3rd meeting, but there were still some questions from the floor specifically related to the accreditation and background of the Work Campers who will perform the work during the season. The president described their background and experience. This satisfied the questions. Gayla Moore moved the adoption of this Contract, second Tom Minett. Carried by unanimous consent.

9. Food Truck Mondays

In hindsight it was realized that this item should either have gone into New Business or perhaps dealt with by one of the Subcommittees, likely the Social Activities Committee. Regardless, since we had begun the discussion, it was dealt with here as a separate item.

The President had presented the idea as a Board of Directors Motion to approve Food Trucks coming into the GCSD Clubhouse area one Monday a month between the hours of 3 to 6 pm. The idea was to invite the whole Llano Grand Resort Community to participate. The purpose would be to highlight our Subdivision, to have people see our clubhouse facilities, and potentially encourage people to buy into our Subdivision. He had conducted an informal survey on our GCSD Facebook Page and had received a good response.

The proposal generated a copious amount of discourse. Some Members questioned whether we wanted the additional traffic, concerns about lack of reliability, requests for clarifications about how often it would be done, and other things. There was also concern that not everyone uses Facebook so all residents had not had an opportunity to comment. In the end, the President. Said he would open the floor to the question here at the meeting rather than use the informal Facebook survey. Gayla Moore proposed a motion that we try the food trucks on Mondays, once a month from 4:00 to 6:00 for three months. Jim Pluta seconded the motion. The question was called and the motion was carried by a show of hands from the membership.

REPORTS AND PRESENTATIONS:

1. Treasurer- Treasurer's report was considered the presentation of the budget to the members. Item 5.1.
2. Directors

Secretary's report. Bob Burwash informed people of the necessity to inform him any time they were considering real estate action. He explained The HOA has a legal obligation to inform potential buyers of its presence, policies, etc. This invoked some discussion about the documents which we must present. The Real Estate industry knows these as Covenants, Conditions and Regulations (CCRs). It became evident that some members did not have a complete set of the Covenants and Regulations. Bob committed to send a complete set out to every member. He then informed members that our website is in preparation and should be available within

a month. And at that time, all these documents, agenda minutes and other records would be available to all members on that website.

The Secretary asked all members to assure their address, e-mail(s) and phone number(s) information is accurate in the recently distributed Resident Directory.

3. Vice President, Gayla Moore

Gayla explained her duties as assisting the President and understanding our Bylaws and Deed Restrictions. She must be prepared to step in for the President when necessary. She also has been asked to oversee the Landscape Committee and the Entertainment, now called Social Activities Committee.

The Landscaping Committee's principal discussions to date has been round the addition of sign to the entrance to our community and there has been discussion of a small private dog park. The latter has been tabled until much later due to potential capital cost implications.

The committee will be looking at the Common Areas, particularly around the pool and clubhouse hoping to beautify them. Also, an immediate current requirement is to trim the bushes along the back fence as they're quite overgrown. She asked volunteers to contact her on this task.

Social Activities Committee.

This committee has met. It's principal idea and activities so far has been to plan the Celebration Event which is planned for February 28th here at the clubhouse. The event will run from 1:00 to 4:00 pm. Steven May has been booked as entertainment between 2 and 4 pm. More information will follow but SAVE THE DATE.

The committee is also planning to reinstate the potluck dinners that the community used to have and we'll be looking at some Happy Hours, probably held at the clubhouse.

Director at Large- Tom Minett

Tom's principal committee, of which he's overseeing is been the Architectural Control Committee. This is a very important Committee as they will make recommendations to the Board on specific construction or addition issues, applications, etc. This is a more formal committee than the others, their duties are spelled out in our By-Laws and the members of the Committee must actually be ratified by the Board. Tom reported that the current ad hoc members are Ryan George, Dwayne Paugh, Dennis Schober, John Allen, and Jerry Austin.

A question was asked as to whether the committee is still open. The answer was yes at this time. Once formally ratified by the Board the Committee Members can serve until replaced by the Board.

Tom is also overseeing the Clubhouse Committee. When asked about the scope of this committee He replied they have limited themselves, at this time, to making the current Clubhouse better, day-to-day maintenance of the Clubhouse and the housekeeping of the Clubhouse. The committee currently consists of Bill May, Sherri Pluta, Judy Whitley, Ron Blaschko, Skip Hobbs, and Gary Robinson, and Steve Volkman.

4. President

The President prefaced his remarks by acknowledging the current conduct of the meeting was not accommodating for everyone. He pointed out that this was a Board Meeting open to Membership. This had not been apparent in the Notice given for the meeting. The Texas Property Code 209, with which we must comply, demands Members be invited and welcome at Board meetings, although, normally, Members do not vote at Board Meetings. This is reserved for General and some Special Meetings, depending on what is discussed. We had made an exception for the Budget as it was our first.

We are obliged to have a least one Annual General Meeting and likely will have at least one Special Meeting. this first year. These meetings are for Members to vote on issues Reserved to Members as per Section 14 of Our By-Laws "Limitation of Board Powers". He acknowledged we had not given Members enough opportunity to input and he committed to a more transparent and interactive meetings in the future.

The President reported that our Deed Restrictions, Amendments to the Restrictions as recently approved by Residents, and the Bylaws are now officially listed with Hidalgo County. Our Lawyer is continuing to prepare a Management Certificate which must also be posted and filed with the County. He explained That the association must also be prepared to post documents through the Texas Real Estate Commission. As soon as the Management Certificate is is delivered, we will upload all that information to the Texas Real Estate Commission website. That allows Realtors to see the information which we are mandated to provide on that website. There is provision in Section 209 of the Texas. Property code for Associations to charge a fee for providing the documents to Real Estate Agents and Lawyers as well as for ReSale Certificates. A fee is allowed under Section 209. He proposed the fee be a flat one hundred dollars (\$100) until we understand more about what it will entail. He so made that motion. Second by Tom Minnett. Carried.

This raised a number of questions about the Deed Restrictions. First and foremost the Original 2006 Deed Restrictions are still in force. The original 2006 Deed Restriction now have some items which are no longer in Compliance with new Texas Property Code Law.

The President reported on his personal activities to keep the Pool in the Hot Tub working correctly. He related that there had been much abuse and short cutting by Hynes and BoaVida maintenance personnel and that we were well on our way to remedying that, but some of the problems are waiting for parts. He hoped that both the pool and the hot tub will be 100% within a few days.

ITEM NO.7 REQUESTS FROM THE FLOOR - There were no new requests from the floor as the discussion on items had taken place during the presentation of those items.

ITEM NO. 8 ADJOURNMENT OF MEETING

Jim Pluta made a motion for adjournment. Seconded by Bob Burwash. Meeting adjourned at 2:43 pm..