

Minutes

SPECIAL BOARD MEETING LLANO GRANDE GOLF COURSE SUBDIVISION

DATE: February 3, 2025

ITEM NO.1 PRELIMINARY MATTERS:

1. Call meeting to order

The President called the meeting to order at 1:00 pm

2. Roll Call

All five Board Members were in attendance.

3. Acceptance of minutes of previous meeting

After a call for errors or omissions from the previous minutes Bruce Delashmit made a motion to accept the minutes as proposed, second by Tom Minett. Carried.

ITEM NO. 2 REQUESTS FROM THE FLOOR:

The audience was asked if there were comments, requests, or questions from the floor. There was some discussion but nothing that required changes to the Agenda items. Of note was a question which required clarification that the Architectural Standards to be proposed as Agenda item 4.1 are not stand alone but had to be seen and used in conjunction with the other Dedicatory Documents, the Deed Restrictions, Amendments and By-Laws.

ITEM NO.3 OLD BUSINESS:

The two (2) items below are items approved by the Board by email vote, in accordance with appropriate authority, they are here as they must be formally registered in the Associations records.

1. Easement agreement allowing BOAVIDA access to their equipment -passed by unanimous vote on January 4, 2025.
2. Allow the president to sign documents for filing with Hidalgo County- passed by unanimous vote January 6, 2025.

ITEM NO.4 NEW BUSINESS:

1. Acceptance of Architectural Standards for GCSD.

The Architectural Standards were sent to Board Members and Residents with the Notice of Meeting. The Chair thanked the working group which had developed the

Standards under the leadership of Director at Large, Tom Minett. They were Ryan George, Jerry Austin, Dennis Schobert, Dwain Paugh and John Allen. Gayla Moore Moved that the Standards be approved as presented, second, Tom Minett. Approved unanimously.

2. Appointment of Architectural Control Committee (ACC)

Tom Minett made a Motion to appoint the following three (3) members to the Architectural Control Board; Ryan George, Dennis Schobert and Jerry Austin. Second is Bob Burwash. Carried unanimously.

ITEM NO. 4 DIRECTORS REPORTS

Vice President, Gayla Moore

Gayla reminded the Directors and Members of the Celebratory Event planned for February 28. She reported that Steven May has been booked for entertainment from 2 to 4 pm. She reminded everyone that we need people to RSVP so we can arrange enough food. There was general agreement that we will require additional notice of the event in order, among other things, to remind Residents of the Event and the need to RSVP.

Gayla described some thoughts of the Landscaping Committee about a Sign on entry to the Subdivision and beautifying ideas for the common grounds. Everything is preliminary and more details will be provided later.

Tom Minett – Director at Large

Tom said most of his time has been spent on developing the Architectural Standards. He noted the Association needs to develop enforcement principles and policies and these will be forthcoming.

Tom has also been the Director responsible for the Clubhouse Committee. He reported the Committee has done all they can for now and will await further funding.

Secretary – Bob Burwash

Bob just reminded all present of the need to keep him informed of all changes to phone numbers, email addresses etc. He also needs to know of any impending Real Estate transactions so the Association can fulfill its responsibility to inform potential buyers of the Covenants, Conditions and Restrictions.

Treasurer – Bruce Delashmit

Bruce reported that we had recently received the amount Boa Vida owed us from the HOA Fees for the last 4 months of 2024. BOA Vida should have taken in nearly \$ 36,000. After

accounting for some fees not paid to Boa Vida and expenses expended specifically on maintaining the Subdivision, the Golf Course Subdivision received \$ 14,637. Bruce said there was great frustration getting actual expense records from Boa Vida. In summary, though, in looking at our actual and forecast expenses to date, we should manage the Subdivision at considerable less cost than Boa Vida's claimed costs. On a happier note, we received the first monthly \$ 1,200 check from Boa Vida for their 12 lots.

He was also happy to report we have \$ 45,000 in unencumbered funds year to date.

President – Jim Pluta

From point of view of President Jim summarized that we are trying to build as big a reserve fund as quickly as possible. From a personal point of view he recounted the considerable work he has been doing to improve and maintain the Pool and Hot Tub. Things are much better but we are still waiting for one key part. The Hynes and Boa Vida maintenance had been minimal and seemingly questionable. He is confident that we are on the way to a much better and more easily maintainable system now.

He also reminded all of the Open Forum planned for Friday February 7.

ITEM NO. 5 ADJOURNMENT OF MEETING

The Presidents called for a Motion to Adjourn. So moved by Bob Burwash, second by Bruce Delashmit. Meeting adjourned at 3:38 PM.