

## **MINUTES**

### **SPECIAL BOARD MEETING LLANO GRANDE GOLF COURSE SUBDIVISION**

**DATE: March 20, 2025**

#### **ITEM NO.1 PRELIMINARY MATTERS:**

1. Call meeting to order
  - President called meeting to order at 10:00 am
2. Roll call
  - All five Directors were present. President Jim Pluta, Vice President Gayla Moore, Treasurer Bruce Delashmit, Member at Large, Tom Minett and Secretary, Bob Burwash
3. Acceptance of minutes

On a Motion from Bruce Delashmit, seconded by Tom Minett the Minutes of the February 3, 2025 Board Meeting were accepted as drafted.

#### **ITEM NO. 2 REQUESTS FROM THE FLOOR:**

A question arose about restricting the number of days Resident's can keep RV's on the street while we are loading and unloading or for other short periods. The question was whether the five day limit is cumulative for the year or whether multiple five day periods can be used. The answer is that multiple 5 day periods can be used as it is typical for people who are coming and going to five days to unload upon arrival and another 5 days to load up before departure.

Another question arose regarding if there's anything we can do about keeping the dust down on the lots that Boa Vida owns. They do not have sprinklers and in these drought periods and, especially when they're being mowed by Boa Vida's Contractor, huge dust clouds arise. The question was answered that there's unfortunately very little that we can do. We cannot force them to put irrigation in because of Texas's water conservation laws. The president promised to talk to Bovidia but simply could not make any promises.

#### **ITEM NO.3 OLD BUSINESS:**

There is an easement that runs. East and West across lots 3038 and 3040 Irapuato St N. The new owners have agreed to bear all costs associated with moving that easement so that they can build across the two lots. Some details are in the record below. The purpose of this Agenda Item is just to record the Board's agreement.

1. Easement agreement allowing 3038 and 3040 Irapuato to move the utility easement to the North of 3038 Irapuato provided that they:  
Pay all costs associated with relocating the utilities. Pay all HOA attorney costs.  
Provide a survey indicating the proposed easement location and acceptance of the HOA.

#### **ITEM NO.4 NEW BUSINESS:**

The Fines and Enforcement policy have been undergoing several drafts in conjunction with our lawyer, Kathy Cunningham. The Board has had opportunity to comment on these changes as they evolved and now The Policy is presented for approval for the record.

1. Acceptance of Fines and Enforcement Policy of GCSD. Moved by Gayla Moore to accept the subject policy. Seconded by Bruce Delashmit. Carried.
2. Acceptance of Alternative Payment Plans and Application of Payment Policy. Moved by Bruce Delashmit to accept the subject policy. Seconded by Bob Burwash. Carried.

#### **ITEM NO. 4 DIRECTORS REPORTS**

##### **Treasurers report.**

The Treasurer, Bruce Delashmit, stated we continue to prove that Boa Vida's claims of losing money running this Subdivision were in fact not true. The HOA's budget is exactly tracking as planned.

##### **Report of the Member at Large, Tom Minett**

Tom reported that the Architectural Control Committee (ACC) is working on a Realtor or new Resident Package. Up to this point, we have provided Realtors with our Covenants Conditions and Restrictions (CCRs). Those documents are adequate but very cumbersome and it is necessary to work through different documents to get what is required of someone wanting to bring a new home in or to change something on their existing home. Accordingly. The ACC is. planning a bullet point type document with basic guidelines. The intent is to be no surprises to new residents or existing residents wishing to do some renovations.

##### **Vice Presidents Report.**

Gayla Moore reported on behalf of the Entertainment Committee. It has been reported that the celebration event was a big success. We are working on a potluck to probably close the active Season on Friday, March 28th. The committee will provide Sloppy Joes. And Wieners

and Beans. Residents will be invited to bring other dishes. The committee intends to slow down for the summer as many residents will be away but some activity will continue.

On behalf of the Landscape Committee, Gayla reported that they would very much welcome new members. The issue of a sign for the community is still on their agenda. Currently though, the trimming and pruning, particularly around the clubhouse, has been the major event. The type of landscaping along the back fence line is quite difficult to deal with and there's been a suggestion to replace them with high and fast growing Oleanders. There has been a suggestion of a Community Avocado Tree for Lot beside the Lift Station. Some research is required due possible planting restrictions on the easement on the Lot.

Tom Minette pointed out that there had been a problem with the lift station itself. The land is slumping down at the corners. The contractor responsible for upkeeping it for the City of Mercedes was contacted and has remedied it already.

### **Secretary's Report.**

Bob repeated his mantra to please let him know when any of your phone numbers, e-mail addresses, etcetera, change and to please let him know when any real estate activity is contemplated.

He reported on some recent real estate transactions in the neighborhood. Pete and Susan Klemm purchased Marguerite Crockett's home and lot. Sharlyn and Jeff Hubs have bought Joanne Woolman's former home and the lot behind it. Shelley and Jack Applewhite are the new owners of Carol Connors Home. Mark and Lori Westerman have bought 3038 and 3040 Irapuato St. North. Scott Ala has bought 3047 Hidalgo St. North. Those latter are lot sales, and the Architectural Control Committee will work with the new owners for what goes on the lot. Mike and Diane Hoyt's home has also been sold, and it is under our understanding that somebody else from the north, already a park resident, has bought it. That sale is expected to close about April 15.

Bob raised the issue of what we should do with the gate out to the golf course during the summer. He proposed to try to keep it locked for the summer. Probably with the new combination. That combination would be distributed to Golf Course Subdivision Residents only. A fair amount of discussion ensued on how to go about this, in particular, to allow residents to open the gate easily, whether coming in the gate from the golf course or going out the gate. In the end, a motion of intent was posed. Motion - The Eastgate be locked from May 1 to September 30 with a new locking system made available to Subdivision Resident's and a representative from Boa Vida Park Management only. It should be locked in such a way that Residents can easily access the gate from inside or outside. This motion was made by Bob Burwash, seconded by Tom Minette. Carried.

## **Presidents Report.**

Jim reported that we are still working on the Quit Claim Deed from Boa Vida. This document is meant to pass all common properties to the GCSD lien free. It is close to being completed.

Jim is also working with the McAfee Agency to get a better insurance quote from the clubhouse

Jim reported the water used by the pool is considered a, “sewer, taxable item”, by the City of Mercedes. Accordingly, the water bill is quite high. He will be working with the City to try to get that changed to a non taxable status.

Jim has also found a way to change the street lights for a few of the light standards that have burnt out. He has tried to put in LED bulbs. If this is successful, we will likely change all of the lights to LED. The purpose is to save money on electricity.

## **ITEM NO. 5 ADJOURNMENT OF MEETING**

At approximately 11:00 AM. Tom Minette moved for adjournment. Seconded by Bruce Delashmit. Carried.