

HOA SOUTHERN WOODS, INC.

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Board of Directors Meeting #4

May 2, 2022

Taco Aranda

Members Present: Doug Dear, Jim Weatherford, Ken Jowers, Charlie Koehn and John Judd. Doug Dear recorded the minutes.

A quorum being present, the President called the meeting to order at 6:35 pm and moved to the items on the meeting agenda.

1. Mike McKie gave his proxy to Ken Jowers. The Board of Directors recognized this.
2. The Board approved the BOD February 23, 2022 Meeting #3 Minutes, motioned to accept made by Charlie Koehn and seconded by Ken Jowers and the BOD unanimously agreed.
3. Doug Dear gave an update on road signs. Mike McKie is still waiting on sign quote.
4. Entrance lighting has been completed and the Invoice will be provided by Troy Gallaway to offset what he owes for dues.
5. Doug Dear gave an update on landscaping the entrance, the new landscape work is completed with a total cost of \$4,556.39.
6. Doug Dear gave update on Directors and Officer's Insurance, insurance has been purchased for D and O at a cost of \$942 for the year.
7. Charlie Koehn gave a treasurer's report, \$3,589.86 in checking and \$28,000.55 in savings for a combined total of \$31,590.41.
8. Doug Dear gave an update on Non-compliant Property Owners.
Board approved a budget of \$4,000 to work with the attorney, Patricia Arnold on updating HOA documentation. Update bylaws to match the state of Texas new requirements. This includes persons who have not paid their dues or are late paying their dues. Proper notice HOA must give for all actions. Update requirements for ACC Board. How to file a lawsuit and judgements.
9. Possible locations for the Annual HOA Members meeting were discussed. Jim Weatherford is checking to see if the fire station on FM 2770 is available for use on a Monday or Wednesday night. (Not to include the 3rd Wednesday of the month.)
10. ACC – New activity – Clark Jackson swimming pool is ongoing. The Board unanimously approved Paul Zain's request to build a shed.
11. Jim Weatherford moved to adjourn the BOD meeting, John Judd seconded and the Board unanimously agreed. The Board adjourned at 7:44 pm.