

Minutes of the Chambers Landing HOA Board of Directors, Dec 5, 2015 Meeting

Board Members: Lanny Gilliam, President; Matt Dulworth, Vice President; Tommy Dulworth, Director

Other Officers: Paula Gilliam, Treasurer ; Lori Dulworth, Secretary

Committees: **Legal:** Lanny Gilliam

Architectural Control: Lanny Gilliam, Matt Dulworth, Tommy Dulworth

Facilities & Maintenance: Matt Dulworth, Tommy Dulworth, Lanny Gilliam

Communications: Paula Gilliam

Note: *Any member of the Chambers Landing HOA is welcome to attend a Board Meeting to observe, but only Board Members have rights to its proceedings.*

1. Lanny Gilliam, President, presided over the meeting that began at 3:17 pm.
2. Lori Dulworth, Secretary, recorded the minutes.
3. Board members and Officers present were Lanny Gilliam, Paula Gilliam, Matt Dulworth, Tommy Dulworth and Lori Dulworth.
4. The meeting was held at the home of Paula and Lanny Gilliam, 234 Waterside Drive, Corsicana, Texas, 75109.
5. Proper notification of the meeting was verified.
6. The minutes of the previous board meeting on May 6, 2015 were approved.

7. Officer reports and committee reports:

- Lanny Gilliam reported on the status of the ongoing lawsuit against Chambers Landing HOA.
- Treasurer Paula Gilliam reported a bank balance of \$831.66 as of November 5, 2015.
- Facilities and Maintenance Chairman, Lanny Gilliam reported that dock repairs have been made and inspected. The annual dock permit was approved.

8. Old business: No old business was discussed.

9. New business:

- **Common Area Mowing and Maintenance:** Lanny Gilliam and Bob McWhorter volunteered to continue mowing the common areas. A motion to reimburse fuel and direct maintenance costs for mowing passed unanimously.
- **2016 Budget and Annual Assessments:** The Board reviewed, voted and unanimously approved the projected 2016 Budget presented by Paula Gilliam, and the 10% increase in Assessments from \$484.00 to \$532.00/per lot.
- **HOA Year End Package:** Paula and Lanny Gilliam will prepare and mail member notification packages for 2016 Annual Meeting. This will include 2015 budget summary.
- **Annual Membership Meeting:** The 2016 Annual Membership Meeting was scheduled for January 17, 2016 at 2:00pm and will be held at 234 Waterside Drive, Chambers Landing.

10. The next Board meeting is the organizational meeting for the newly elected BOD, and will be held immediately following the Annual Membership Meeting.

11. The meeting was adjourned at 5:10 pm.

Please ensure your email, mailing address and phone number remains current; send updates to Secretary@chamberslanding.org
Chambers Landing web site: chamberslanding.org