

## **Minutes of the meeting of the Chambers Landing HOA Board of Directors August 30, 2014, at 2:00pm**

**Board Members:** Lanny Gilliam, President, Valerie Minnick, Matt Dulworth  
**Other officers:** Paula Gilliam, Treasurer, Lori Dulworth, Secretary  
**Committees:** Governing Documents: Mark Abel, Paula Gilliam  
Legal: Val Minnick, Lanny Gilliam  
Architectural Control: Lanny Gilliam, Matt Dulworth, Bob McWhorter,  
Facilities and Maintenance: Bob McWhorter, Lanny 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.***

- Lanny Gilliam, President, presided over the meeting beginning at 2:00 pm. at 234 Waterside Dr., Corsicana, TX 75109.
- A sign was placed at the entrance gate directing attending members to 234 Waterside Dr. following a location change.
- Board members and Officers present were Lanny Gilliam and Paula Gilliam.
- Meeting was adjourned at 2:10PM until Sunday, August 31, 2014 at 4:00pm.

## **Minutes of the reconvened meeting of the Chambers Landing HOA Board of Directors, August 31, 2014, at 4:00pm**

- Lanny Gilliam, President, presided over the meeting beginning at 4:00 pm. at 234 Waterside Dr., Corsicana, TX 75109.
- Board of Directors, Officers, and Committee Members present were: Lanny Gilliam, Matt Dulworth, Paula Gilliam, Lori Dulworth and Bob McWhorter.
- Lori Dulworth, Secretary, recorded the meeting minutes.
- Proper notification of the meeting was verified.
- The minutes of the August 16, 2014 board meeting were approved, as written.
- The ratification of the Reinstatement of Chambers Landing Homeowners Association, Inc. by the Texas Secretary of State, dated 01/22/2013, passed by a unanimous vote of approval.
- The meeting was adjourned at 4:30pm and will reconvene on Sunday, September 7<sup>th</sup>, 2:00pm at 287 Paradise Drive, Chambers Landing.

***Please ensure your email, mailing address and phone number remain current; send updates to [secretary@chamberslanding.org](mailto:secretary@chamberslanding.org) News and Information is posted on our community web site: [www.chamberslanding.org](http://www.chamberslanding.org)***

## **Minutes of the reconvened meeting of the Chambers Landing HOA Board of Directors, September 7<sup>th</sup> 2014, at 2:00pm**

**Board Members:** Lanny Gilliam, President, Valerie Minnick, Matt Dulworth  
**Other officers:** Paula Gilliam, Treasurer, Lori Dulworth, Secretary  
**Committees:** Governing Documents: Mark Abel, Paula Gilliam  
Legal: Val Minnick, Lanny Gilliam  
Architectural Control: Lanny Gilliam, Matt Dulworth, Bob McWhorter,  
Facilities and Maintenance: Bob McWhorter, Lanny 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.*

- Lanny Gilliam, President, presided over the meeting that began at 3:00pm, at 287 Paradise Dr., Chambers Landing.
- Lori Dulworth, Secretary, recorded the meeting minutes.
- Board of Directors, Officers, and Committee Members present were: Lanny Gilliam, Val Minnick, Matt Dulworth, Paula Gilliam, Lori Dulworth and Bob McWhorter.

### **Committee Reports**

- **Legal Committee Report:**  
Lanny Gilliam and Val Minnick updated the Board on the current status of the lawsuit and shared Mr. Cagle's recommendations.
- **Treasurer's Report:**  
Paula Gilliam reported a balance of \$8779.05 from the September bank statement.
- **Architectural Control Report:**  
The ACC reported two violation letters were completed and ready to mail.
- **Facilities and Maintenance Report:**  
Lanny reported that Steve Cooley had completed one of two additional road spray applications at a total cost of \$500.00. The board agreed that the second application would be cancelled to save \$250.00. The Maintenance Committee will further discuss the possibility of "spot treating" the weed growth themselves.

### **Old Business**

- Paula Gilliam is requesting quotes for D & O Insurance. (Director and Officer Liability Insurance).
- The Board voted unanimously to adopt the Mowing Policy, as revised – Resolution 2014-01.

### **New Business:**

- The board discussed the current financial health of the Association due to the drain on Association funds by continued legal expenses. The following options were identified to resolve the immediate problem.
  - a) The Board concurred that the contract mowing of all roads and common areas would be immediately discontinued. Bob McWhorter, Matt Dulworth and Lanny Gilliam volunteered to keep these areas mowed through the end of the year, saving us a considerable amount.
  - b) Numerous property owners have offered to provide the Association interest-free loans, which will be addressed at the next Board meeting, as the details are presented.
  - c) The Board concluded that a community-wide “Special Assessment” appears inevitable, but will be delayed as long as financially possible.
  - d) All of the capital funds earmarked for “Road Repair” have been used for our legal defense in the lawsuit. Matt, Bob and Lanny discussed the feasibility of renting the necessary equipment and repairing the roads themselves. The Maintenance Committee will continue this discussion at a later date.

The meeting was adjourned at 4:20pm. The next Board meeting is scheduled for October 12, 2014 at 4:00pm. Location TBA.

***Please ensure your email, mailing address and phone number remain current; send updates to [secretary@chamberslanding.org](mailto:secretary@chamberslanding.org) News and Information is posted on our community web site: [www.chamberslanding.org](http://www.chamberslanding.org)***

