

## Minutes of the Meeting of the Chambers Landing HOA Board of Directors December 22, 2014, at 7:00pm

**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.

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Lanny Gilliam, President, presided over the meeting beginning at 7:20 pm. at 234 Waterside Dr., Corsicana, TX 75109.

Board of Directors, Officers, and Committee Members present were: Lanny Gilliam, Paula Gilliam, Matt Dulworth, Lori Dulworth, Valerie Minnick and Bob McWhorter.

Lori Dulworth, Secretary, recorded the meeting minutes.

### **Committee Reports**

**Legal Committee Report:** Lanny Gilliam and Val Minnick updated the Board on the current status of the lawsuit.

**Treasurer's Report:** Paula Gilliam reported a balance of \$4187.93 from the December bank statement and to date, legal expenses in the ongoing dispute have exceeded \$10,000.

Paula is preparing 2014 budget summary and 2015 budget expectation.

**Facilities and Maintenance Report:** Lanny reported that the dock has been inspected and permitted for 2015.

Bob, Matt and Lanny will continue to donate the equipment and fuel, and volunteer the labor for mowing the roads and common areas until further notice. This has already saved the Association an estimated \$3000.00 for 2014.

All lots, but one, have been mowed. Four notices will be mailed regarding dead tree removal and/or tree trimming.

No new maintenance projects have been scheduled. Current projects waiting funding include;

- **Road Shoulder Spraying:** spraying encroaching weeds and grass along all roadways.
- **Road Repair:** filling potholes, sealing and repairing degrading roadways.
- **Concrete Boat Ramp Repair:** Backfill needed under boat ramp.
- **Signage:** Replace lettering on entrance sign and install street signs.
- **Entrance Gate**
- **Water Source for entrance landscaping**

### **Old Business:**

Paula reported that attempts to acquire D & O Insurance have failed, due to pending litigation. Once the lawsuit is resolved, our insurance company will provide estimates of cost and the issue will be revisited.

### **New Business:**

**Increase in Annual Assessments:** The Board deliberated, voted and unanimously approved the increase of 2015 Assessment Dues by 10%, due to the loss of revenue producing lots through additional 2014 lot consolidations.

The Board also recommended amendment of the Declaration to prohibit further Lot Consolidation through a Membership vote at the 2015 annual meeting. Chambers Landing was originally platted with 40 member lots. To date, we now have only 33 revenue lots.

**Preparation of the Year End Letter:** The Board has requested a waiver of the Certified Mail requirement to reduce mailing expenses. The Year End Packet will include notice of annual meeting, increased assessment dues, 2014 budget summary, 2015 budget expectations and requests for nominations to the 2015 Board of Directors.

2015 Membership meeting will be held on **Sunday, January 18, 2015** at 3PM at 234 Waterside Dr. Corsican, TX 75109.

The meeting was adjourned at 8:13PM.