

Minutes of the Chambers Landing HOA Board of Directors, July 9, 2016 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: Lanny Gilliam, Matt Dulworth, Tommy Dulworth
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 beginning at 11:30AM at 234 Waterside Dr., Corsicana, TX 75109.
2. Board of Directors, Officers, and Committee Members present were: Lanny Gilliam, Paula Gilliam, Matt Dulworth, Lori Dulworth and Tommy Dulworth.
3. Lori Dulworth, Secretary, recorded the meeting minutes.
4. Proper notification of the meeting was posted on the Chambers Landing website 72 hours in advance. Notification of the meeting was emailed to all members 69 hours in advance and no one came forward in objection to it being posted three hours late, so the Board meeting proceeded as if the email notice had been posted in accordance with the 72 hour minimum notice requirement. A note was included in the email notice stating that, "*If anyone has any objection to us having the meeting this Saturday even though we didn't give email notice at least 72 hours prior, then let us know ASAP and we will reschedule. If no one objects, then we will have the meeting as scheduled and address the items on the Agenda.*"
5. The minutes of the previous board meeting on January 17, 2016 were approved.
6. **Officer Reports and Committee Reports:**
 - President Lanny Gilliam reported that the Board will meet with attorney Jackson to discuss moving forward with lawsuit against HOA.
 - Treasurer Paula Gilliam reported balance & expenses & all bills are current.
 - The Maintenance Committee reported (1) new street signs installed, (2) potholes refilled and (3) mowing resumed.
7. **Old Business:**
 - Board discussed ongoing lawsuit concerning Chambers Landing Homeowners Association and next course of action.
8. **New Business:**
 - Board Approved spending and wording for new Chambers Landing entrance sign.

New Business continued

- Board approved spending for new approach ramp to boat slips. Access to the boat slips is currently unsafe due to erosion of the bank at the approach and is likely to fail Tarrant Water Authority inspection when the Dock Permit is due for renewal. Board members Lanny Gilliam, Matt Dulworth & Tommy Dulworth have volunteered to provide labor and equipment for the installation.
- Motion to discuss in the future the bylaws amendment to address where permissible to shoot fireworks in Chambers Landing. The Board feels that this is needed due to safety issues. Agreed to discuss in the near future.

9. Acknowledged and thank the Board of Directors for their continued contribution to the Community.

- The Board members have paid for and installed much needed street signs in our community at zero cost to the Association.
- The Board members have paid for and installed road base to fill in the potholes in our community at zero cost to the Association.
- The Board members are continuing to provide their personal equipment and labor to mow the common areas in our community at a substantial cost savings for the Association.

10. The meeting was adjourned at 12:22 pm.

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