

Minutes of the Meeting of the Chambers Landing HOA Board of Directors September 12, 2019

Board Members: Matt Dulworth, President, Tommy Dulworth, Vice-President, Treasurer, Gerald Wensel, Director

Other Officers: Tommy Dulworth, Treasurer, Lori Dulworth, Secretary

Committees:

Architectural Control: Matt Dulworth, Tommy Dulworth, Gerald Wensel, Chad Farr

Facilities and Maintenance: Matt Dulworth, Gerald Wensel, Bob McWhorter

Communications: Valerie Minnick

Matt Dulworth, President, presided over the meeting beginning at 7:06PM at 287 Paradise Dr., Corsicana, TX 75109.

Lori Dulworth, Secretary, recorded the meeting minutes.

Board members present: Matt Dulworth, Gerald Wensel

Proper notification of the meeting was posted on the Chambers Landing website 72 hours in advance and notice was delivered by email to all members who maintain a current email address with the Association.

The minutes of the previous board meeting on May 5, 2019 were approved.

In the absence of Tommy Dulworth, Treasurer, the Treasurer's Report was presented by Lori Dulworth, Secretary. With all bills and monthly attorney's fees paid and the collection of one more assessment, the current bank balance is \$7,920.76.

Architectural Control reported by Matt Dulworth. The ACC has brought to the Board's attention that one of the new construction sites may be in violation of specifically approved building plans. The Board will review, seek attorney advice and rule on the possible violation in a timely manner.

Facilities/Maintenance reported by Matt Dulworth, Bob McWhorter and Gerald Wensel. Dock repairs were made but with all the rain and weather, there is now damage to other parts of the dock. Matt Dulworth will investigate the damage and determine what needs to be done to shore up the dock. Sealer for the dock has been purchased and will be applied by the end of the year. Potholes need to be filled in the entrance to the CL subdivision. Matt Dulworth will move a load of asphalt up to the front so the potholes can be filled. Gerald Wensel and Bob McWhorter will spray weeds within the next month.

Old Business:

Review on lawsuit- Court ruled on Pre-Trial Motion in favor of Chambers Landing (Determination of Facts of Law) in its entirety and denied the plaintiffs request in its entirety.

The Plaintiffs have filed a Request for Reconsideration and have hired a new attorney to represent them. Update on lawsuit- The Board will meet with the HOA's legal team to discuss options for moving forward.

New Business:

The Board discussed the need for tree trimming at the entrance of CL subdivision in order to facilitate mowing in median. It was determined that the tree trimming should be done by a professional. Valerie Minnick will gather tree trimming bids for the Board and the Board will decide on proceeding forward.

The Board sent out notices to all members that are in violation of the Declaration of Covenants, Conditions and Restrictions for failure to maintain property. Two members have responded and are cleaning up property violation. The Board will send out second notices to all other violators and may assess additional fines and/or seek further enforcement action.

The Board discussed the upcoming year and the "Request for Nominations to Board of Directors for 2020". Valerie Minnick will begin working on letter and send out notifications. The Board encourages all members to get involved and run for a seat on the Board of Directors in 2020.

There will be another Board of Directors meeting in October.

The Board thanked all members who attended the meeting.

The meeting was adjourned at 8:27PM

Note: Please send any updates to: secretary@chamberslanding.org. (email address, mailing address or phone number)

Website: www.chamberslanding.org