

Minutes of the Meeting of the Chambers Landing HOA Board of Directors May 5, 2019

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

Other officers: Lori Dulworth, Secretary

Committees:

Architectural Control: Matt Dulworth, Tommy Dulworth, Gerald Wensel

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

Communications: Valerie Minnick

Matt Dulworth, President, presided over the meeting beginning at 2:11PM at 287 Paradise Dr., Corsicana, TX 75109.

Lori Dulworth, Secretary, recorded the meeting minutes.

Board members present: Matt Dulworth, Tommy 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 to the Association.

The minutes of the previous board meeting on January 6, 2019 were approved.

The Treasurer's Report was presented by Tommy Dulworth. Approximately 80% of the 2019 Assessments have been collected & 90 Day Past Due letters have been mailed to all members that are not in good standing with the HOA. All bills & monthly attorney's fees have been paid & current bank balance is \$9117.41. 2018 Financial Report has been submitted & 2018 Tax Return will be completed & filed.

Architectural Control reported by Matt Dulworth. New construction & improvements have begun & we welcome all our new neighbors.

Facilities/Maintenance reported by Matt Dulworth & Bob McWhorter. Dock repairs have been completed & we are awaiting Tarrant County Water District approval. Matt contacted TRWD & we have been put on the schedule for reinspection.

Old Business:

Update on recent court ruling & lawsuit status- Court ruled on Pre-Trial Motions in favor of Chambers Landings (Determination of Facts of Law) in its entirety and denied the plaintiffs request in its entirety. The Plaintiffs have filed a Request for Reconsideration.

New Business:

The Board discussed the need for sealant on the new dock repairs. It has been determined that it will take approximately 10 gallons of sealant to seal the dock. Sealant cost plus materials will be \$500. BOD approved.

The Board discussed timeframe for spraying encroaching weeds along roadways. It has been determined that there is enough weed killer left over from last year to spray & Matt Dulworth will spray the roadways in the very near future.

Board had an open discussion concerning fencing types & placements on waterfront properties to address member concerns over esthetics and views. The BOD will carefully review all concerns and research other similar waterfront community guidelines & revisit at a later date.

The Board thanked all the HOA members who attended & for their future commitments to HOA involvement.

The meeting was adjourned at 3:00PM.

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

Website: www.chamberslanding.org