

## **Minutes of the Meeting of the Chambers Landing HOA Board of Directors October 27, 2019**

**Board Members:** Matt Dulworth, President,  
Tommy Dulworth, Vice-President,  
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 12:05PM 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 September 12, 2019 were approved.

Matt Dulworth, President reported on new TRWD requirements: Effective January 1, 2020 any commercial facility including community docks will be required to comply with the National Electric Code (NEC) to post permanent safety signs to give notice of electrical shock hazard risk to persons using or swimming near a boat dock or marina. The sign(s) state "Warning-Potential Shock Hazard-Electric Currents May Be Present In The Water" and shall be visible from all approaches to a marina or boatyard facility. Matt also reported that there has been an increase in the annual TRWD permit fee. \$380.60 due now.

The Board approved the purchase and placement of two 12"x18" aluminum signs for approximately \$70.

Tommy Dulworth, Treasurer, reported on YTD Balance Sheet. With all bills and monthly attorney's fees paid, the current bank balance is \$6879.23.

Lori Dulworth, Secretary reported on YTD legal fees paid and outstanding legal balances. Other housekeeping items discussed and acted on by the BOD were lot owner violations, late assessment processes and liens (active & released).

Violations and late assessment updates are noted below in “Old Business”. Lori Dulworth will research any liens and report back to the BOD.

Matt Dulworth reported on Facilities/Maintenance updates. Matt welded the posts on the boat dock last month. Facilities/Maintenance would like to have boat dock repairs completed by the end of the year but with recent injuries occurring with a couple of the homeowners, completion may be delayed until spring 2020. Matt reported that Gerald Wensel and Bob McWhorter sprayed roadside weed encroachments and he thanked them for their time & work.

### **Old Business:**

Lawsuit Update: CLHOA legal team filed a Fifth Amended Answered Question and Counterclaim in response to the Plaintiff’s filed Request for Reconsideration. The BOD approved to obtain local legal counsel to represent CLHOA moving forward.

Many of those in violation of dead tree removal and debris have addressed and cleaned up their lots. The Board will send violation letters and fines to the few remaining lot owners that have not corrected violations.

“Request for Nominations to BOD for 2020” letter has been created and the BOD has approved the letter. Notification letters will go out asap.

The Board discussed delinquent assessments and what processes should take place moving forward. The BOD will take assessments processes under advisement and make a decision at a later date.

### **New Business:**

The BOD adopted a 2020 Annual Budget and determined that the 2020 Regular Assessments will need to be increased.

The BOD approved a 2020 Regular Assessment increase. 2020 Regular Assessments have been set at \$700.

The 2020 Annual Membership Meeting has been scheduled for Sunday, January 19, 2020 at 2PM. The Annual Membership Meeting will be held at 295 Paradise Dr, Chambers Landing.

The Board thanked all members who attended the meeting.

The meeting was adjourned at 1:02PM.

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

Website: [www.chamberslanding.org](http://www.chamberslanding.org)