

Minutes of the Meeting of the Chambers Landing HOA Board of Directors March 19, 2020

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

Matt Dulworth, President, presided over the meeting beginning at 7:04PM 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 October 27, 2019 were approved.

Matt Dulworth, President reported a quarterly review. TRWD recently re-inspected the boat dock and all repairs were approved and Chambers Landing received its Annual Operating License. New construction underway on two sites and one homestead completed move in. Welcome all. It's Tax time again. The Board will file HOA tax form on or before tax deadline.

Tommy Dulworth, Treasurer, reported 89% of Assessments have been collected to date. With all bills and monthly attorney's fees paid, the current bank balance is \$14,676.99.

Lori Dulworth, Secretary reported 90 Day Notice of Delinquent Account for all outstanding assessments will go out April 1, 2020.

Matt Dulworth reported on Maintenance. Matt Dulworth & Tommy Dulworth have agreed to continue to maintain the common areas, i.e. mowing, tree trimming, spraying. Jerry Wensel will confirm spraying supplies on hand and secure need supplies for this year. Jerry has also agreed to assist with spraying this year.

Old Business:

Lawsuit Update: On March 2, 2020, the Board received a Proposed Order-Order Vacating Pre-Trail Determination of Questions of Law Entered April 12, 2019 & Pre-Trail Determination of Law. The Court has not ruled on this matter at this time. Awaiting clarification/ruling.

The Board reviewed delinquent assessments and what processes should take place moving forward. The BOD has decided to consult with legal counsel on foreclosure of liens.

Open Forum:

Jerry Wensel noted that a few more repairs need to be made to the dock.

The meeting was adjourned at 7:35PM.

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

Website: www.chamberslanding.org