

Minutes of the Meeting of the Chambers Landing HOA Board of Directors November 15,2020

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

Communications: Valerie Minnick

Matt Dulworth, President, presided over the meeting beginning at 3:06PM 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 with the Association.

The minutes of the previous board meeting on June 18,2020 were approved.

Matt Dulworth, President reported a quarterly review. Not much to report 4th quarter. The Board did not hold a 3rd quarter BOD meeting due to Covid-19 and the height of the breakout. The Board had concerns having a 4th quarter BOD meeting due to another rise in positive cases. Decision was made to have the meeting outdoors and wear face coverings. The last two quarters have been busy as far as new lot owners in Chamber Landing. Looks like a total of 9 new lot owners this year. Welcome all. We hope you will be building soon. Scott McHenry completed his mowing contract, and the Board was quite pleased with his work. Scott will be submitting a new bid for 2021 next week.

Tommy Dulworth, Treasurer, reported one last Assessment with late fees had been collected. With all bills paid, including the final payment for Cagle, the current bank balance is \$4,914.01

Lori Dulworth, Secretary reported property taxes in the amount of \$20.23 came in and are due by January 31, 2021. TRWD Operating License fee in the amount of \$380.60 is due. Insurance policy due in September was paid in the amount of \$945 and we stayed with the same company, Threlked. Most of the new lot owner's contact information has been collected and

updated. Awaiting one or two more. If you are a new lot owner, please provide your contact information to the HOA.

Matt Dulworth reported on Maintenance. Six month mowing contract with Scott McHenry has concluded and Scott will be submitting a 12-month bid for 2021 next week.

Matt Dulworth reported on ACC. An HOA member inquired again about redirecting the water from the culvert (that is currently running through the middle of the member's lot) to the side of the member's lot. The Board will advise the member of their options immediately. There have been a couple CCR violations that have been addressed and rectified. Thank you. ACC has reviewed several new construction and improvement applications and have asked for material samples on one before approving. The lot owner advised the Board that materials are still under review and samples will be provided (if needed) once material decisions have been made.

Old Business:

Lawsuit Update: Motion to Enter Hearing via Zoom was held September 9th. After that hearing, Plaintiffs filed a Post Hearing Brief in Support of Motion to Enter and in October, Plaintiff's filled a request to Appoint a Master. Request also made that the HOA split the cost of the Master. The HOA's attorney submitted a letter to the Court strongly opposing the Master and reiterating its prior argument that the Court's original determinations of law are correct and are supported by Briefs filed by Cagle.

Mowing Loan Approval-The terms of the loan made by Matt Dulworth and Tommy Dulworth for the 6-month mowing contract have been determined and approved by the Board.

New Business:

"Request for Nominations to BOD for 2021" letter will go out soon.

The BOD adopted a 2021 Annual Budget.

The BOD approved a 2021 Regular Assessment increase. 2021 Regular Assessments have been set at \$770. The \$70 Assessment increase will be earmarked for material to patch the roads.

A motion was made for the use of metal buildings as a type of building permitted in the CCRs. Motion was approved by the Board. Homeowner must submit construction/improvement application that must be approved by the ACC before erecting.

Open Forum:

Request for virtual meetings was made. The Board hopes to have virtual meeting platform set up for the annual HOA Member's meeting. In accordance with CLHOA Bylaws, the HOA Member's meeting is to be held the third Sunday in January. Time TBD.

Matt thanked all who attended and appreciated all the feedback the Board received.

The meeting was adjourned at 4:31PM.

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

Website: www.chamberslanding.org