

## **Minutes of the Meeting of the Chambers Landing HOA Board of Directors June 18, 2020**

**Board Members:** Matt Dulworth, President, Tommy Dulworth, V.President, Gerald Wensel, Dir.

**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

Matt Dulworth, President, presided over the meeting beginning at 7:09PM 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 March 19,2020 were approved.

Matt Dulworth, President reported a quarterly review. Additional repairs on the community boat dock have been made by members of the community and more repairs are needed. The Board would like to thank those that have helped with the needed repairs. There have been several new construction projects completed and one more family has moved in. The Board would like to welcome them to the neighborhood. A mowing contract has been entered into for the remainder of 2020. 2019 taxes were completed and filed in April.

Tommy Dulworth, Treasurer, reported no new Assessments have been collected. With all bills and monthly attorney's fees paid, the current bank balance is \$13,189.15

Lori Dulworth, Secretary reported 90 Day Notice of Delinquent Account for all outstanding Assessments were mailed out in April. Dock permit needs to be posted. Mowing contract is with Scott McHenry and includes mowing and spraying of the common areas through October. HOA insurance policy due is September. Last year's policy dues were \$945. Board ask that Lori gather quotes from additional insurance companies.

Matt Dulworth reported on Maintenance. The Board entered a mowing contract in the amount of \$2580 for 6 months (\$430/mo.). Board members Matt and Tommy made a loan to the HOA for \$1290 each. The terms of the loan are still TBD and approved.

Matt Dulworth reported on ACC. An HOA member inquired about redirecting culvert that currently is in the middle of the member's lot to the side of the member's lot. The ACC and Board discussed options and will construct a response. There have been a couple of other CCR violation reported and addressed with the homeowner. Homeowner has agreed to rectify violations. ACC has received several new construction and improvement applications. All are under review.

Old Business:

Lawsuit Update: The Plaintiff's lawyer filed a Motion to Enter, which request that the Court enter an order vacating its previously entered Determination of Question of Law entered by the Court on April 12, 2019. HOA's attorney is preparing a Response to the Motion and will file it with the Court ASAP.

Open Forum:

It was brought to the Board's attention that several of the lots are in violation of the mowing policy. The Board will send out notices where needed.

The meeting was adjourned at 8:12PM.

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)