

Minutes of the Meeting of the Chambers Landing HOA Board of Directors November 11, 2021

Board Members: Matt Dulworth, President, Freddy King, Director

Other Officers: Tommy Dulworth, Treasurer, Lori Dulworth, Secretary

Committees:

Architectural Control: Matt Dulworth, Chad Farr, Freddy King, Adam Gant, Johnnie Cameron

Facilities and Maintenance: Matt Dulworth, Gerald Wensel

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, Freddy King

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 July 14, 2021, were approved.

Matt Dulworth, President reported a quarterly review. Not much to report 4th quarter. The Communications Officer sold her home & that position is now vacant and needs to be filled. The Board did not hold a 3rd quarter BOD meeting due to Covid-19 and illness within the Board family.

Lori Dulworth, Secretary, read the Treasurer's Report (in the Treasurer's absence). 82% of the 2021 Assessments have been collected. Collected Assessments total \$18,830.87. With all bills paid, current bank balance is \$18,452.87.

Lori Dulworth, Secretary reported property taxes in the amount of \$19.06 came in and are due by January 31, 2022. Insurance policy due in September was paid in the amount of \$970.55 and we stayed with the same company, Threlked.

Matt Dulworth reported on Maintenance. Mowing contract with Scott McHenry has concluded and Scott will be submitting a 12-month bid for 2022 next week.

Old Business:

Lawsuit Update: The Board met with the Plaintiffs in July in hopes of coming to an agreement. The Board could not accept the Plaintiffs demands and the Plaintiffs rejected the Boards offer. The Plaintiffs requested a formal mediation & for the HOA to waive a jury trial. The Board rejected that request. The Board tried a formal mediation with the Plaintiffs previously, but to no avail.

New Business:

End of Year packet will go out in December.

The BOD adopted a 2022 Annual Budget.

The BOD approved 2022 Regular Assessments. There will be no increase in Assessments for 2022. 2022 Regular Assessments will remain at \$770 per lot.

Open Forum:

Question was raised regarding building permits and rules on how long homeowners have to build. Permits are good for one year. Matt will address this with new homeowners building now.

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

The meeting was adjourned at 8:12PM.

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

Website: www.chamberslanding.org