

Minutes of the meeting of the Chambers Landing HOA Board of Directors, May 4, 2013

Note: Any member of the Chambers Landing HOA is welcome to attend a Board Meeting to observe, but only Board Members have rights to its proceedings.

1. The meeting was called to order by Mark Abel, acting as temporary chairman.
2. Val Minnick was not present.
3. Proper notification was verified.
4. No previous meeting minutes were presented as this was the initial meeting.
5. No reports were presented as this was the initial meeting.
6. No unfinished business exists as this was the initial meeting.
7. New business:
 - A. The following slate of officers was nominated and elected by acclamation:
 - Mark Abel, President (Board Member)
 - Lanny Gilliam, Vice-president (Board Member)
 - Jane Abel, Secretary
 - Lori Dulworth, Assistant-secretary
 - Paula Gilliam, Treasurer (Board Member)
 - B. Paula Gilliam, Treasurer is to secure an account at Community Bank of Corsicana, and establish authorized signers as Paula Gilliam and Matt Dulworth.
 - C. Jane Abel, Secretary is to move the PO Box to Corsicana.
 - D. All Board Members are to review our current By Laws and Declaration of Covenant, Conditions, and Restrictions to reconcile with recent changes in Texas Legislation per the legislative brief at [http://www.txcommunityassociationadvocates.org/HOA/assn20176/documents/Overview of 2011 Legislation \(TCAA\).pdf](http://www.txcommunityassociationadvocates.org/HOA/assn20176/documents/Overview%20of%202011%20Legislation%20(TCAA).pdf)
 - i. Update policies inconsistent with new legislation
 - ii. Establish new policies mandated by legislation
 - a. Open Records Policy
 - b. Records Retention Policy
 - c. Others as needed
 - E. Review current Consolidation Policy in By Laws and CCR to protect future revenue
 - F. Val Minnick is to update us on Liability Policy options
 - G. Maintenance issues to be prioritized and addressed
 - i. Dock and ramp repair including bringing the permit current with TCWA
 - ii. Pursue mowing contracts
 - iii. Road repair
 - iv. Gate repair
 - H. The next meeting of the Board of Directors is set for May 19, 2013 at 3 pm, hosted by Lanny and Paula Gilliam at 207 Embarcadero, Kerens. Lanny will provide directions for Val to post.
 - I. The meeting was adjourned at 7 pm.

**Please notify me of any corrections or additions immediately via email to janeabel@tx.rr.com
Jane Abel, Secretary**