

Minutes of the meeting of the Chambers Landing HOA Board of Directors, Sep 15, 2013

Board Members: Mark Abel, President, Lanny Gilliam, Vice-President, Paula Gilliam, Treasurer, Matt Dulworth, Val Minnick
Other officers: Jane Abel, Secretary; Lori Dulworth, Assistant-Secretary
Committees: Bylaws: Mark Abel, Chairman,
Architectural Control: Lanny Gilliam, Matt Dulworth, Bob McWhorter,
Facilities and Maintenance: Bob McWhorter, Lanny Gilliam
Communications: Paula Gilliam, Val Minnick, Jane Abel

1. Mark Abel, President, presided at the meeting which began at 3:13 pm.
2. Jane Abel, Secretary, recorded the minutes.
3. Board members present were Mark Abel, Lanny Gilliam, Paula Gilliam, and Matt Dulworth.
4. The meeting was hosted by Lanny and Paula Gilliam at 207 Embarcadero, Kerens, TX.
5. Proper notification of the meeting was not verified.
6. The minutes of the previous Board meeting on 6-30-2013 were approved as posted.

7. Officer reports and committee reports

Lanny Gilliam, Vice-President, reports that TRWD was added as an additional insured, so that Liability Insurance requirements are satisfied.

Jane Abel, Secretary, reported that 4 policy documents filed with Navarro County.

- The Management Certificate
- The Document Retention Policy
- The Records Production and Copying Policy
- The Payment Plan Guidelines and Application of Payments Schedule

Paula Gilliam, Treasurer, reports a balance of \$8399.54 and that a second notification letter for collection of the 2013 annual assessment was prepared. A motion made by Mark Abel to approve the wording of the second notification letter passed.

Lanny Gilliam reported that the Architectural Control Committee Guidelines were filed with Navarro County on August 28th. He also reported that the amended Bylaws were filed with Navarro County.

8. Old Business:

A motion by Mark Abel to formalize a relationship with Robert M. Blend as a legal counsel for CLHOA and to have him examine our CCR, Bylaws and Architectural Control Committee Guidelines passed.

9. New business:

A motion by Mark Abel to adopt Roberts Rules of Order for conducting Board meetings and Membership Meetings passed.

Lanny Gilliam moved to commission the Facilities and Maintenance Committee to have as much road repair in Chambers Landing as possible done for the budgeted amount of \$2000. A motion by Mark Abel to amend the motion to read "Commission the Facilities and Maintenance Committee to go through the bidding process and have as much road repair in Chambers Landing as possible done for the budgeted amount of \$2000" passed, and the amended motion then passed.

Lanny Gilliam made a motion to charge, at the sole discretion of the Architectural Control Committee, a \$500 non-refundable road impact deposit fee, payable upon approval of any construction project that will require road repair after the construction. This supplements Article IV Section 17 of the CCR. **The motion passed.**

A motion by Paula Gilliam to allocate unused funds at the end of the year to the Capital Improvement Reserve Fund passed.

The Facilities and Maintenance Committee was asked to investigate options and to recommend a plan for a water supply at the entry.

10. The next board meeting is set for 3 pm November 10th at the Board Room of the Hampton Inn if it is available.

11. The meeting was adjourned at 6 pm.

**Please notify me of any corrections or additions immediately via email to secretary@chamberslanding.org
Jane Abel, Secretary**