



Public Board of Directors Meeting
Tuesday, July 23, 2024

MINUTES

**Note: This meeting was held in conjunction with the Special Meeting of Members.
Some elements of the agenda will occur during that meeting.**

1:55 Invocation (During Meeting of Members)

2:00 Call Meeting to Order

The meeting was called to order at approximately 2:40pm, following the adjournment of the Special Meeting of Members.

1. Pledge of Allegiance (During Special Meeting of Members)

2. Roll Call and Determination of Quorum (During Special Meeting of Members)

x Greg Sebold, President	x Grady Haddox, Director	x Jerry Sparenberg, Treasurer
x David Prestridge, Vice President	x Dana Giggy, Director	x Jerriann Hamilton, Lodge Mgr.
x Sandra Hovatter, Secretary	x Brad Weberg, Director	x Sarah Miller, Community Mgr.

3. Action Items Following Executive Session

- (None)

4. Secretary's Report

Review of Minutes from the June 25, 2024 Public Board Meeting.

Motion made and seconded to approve the minutes. Unanimously passed.

The meeting minutes will be posted on TownSq, the resident area of the Scenic Hills website (www.scenichillstx.com).

5. Treasurer's Report (May be during Meeting of Members)

Review of the current financial reports by the Treasurer given during Special Meeting of Members.

6. Actions Taken Between Meetings

- Let 2 month contractor with Lawn Care contractor.
- 10 bids on roof are being evaluated. Intent is to let contract as soon as possible.
- Painted Ballroom.
- Repair of masonry columns under portico contract has been let. Should be done middle to end of August.

7. New Business

- Update of Governing Documents (Sandy) – New SPP 4.03, Lawn Maintenance – 1st Review Resident – Is fertilization granular

Board Response: It is granular in the contract. We'll consider adding this to the procedure.

Resident – Would it be possible to have a “premium lawn care” resident where resident pays extra?

Board Response: We’ll add this to the agenda for our next Board Working Session.

Resident – Some creature is going between my house and the house next door. I’ve been picking up it’s droppings, but it’s not a dog.

Board Response: Add to agenda of WS, but it’s unlikely we can do anything beyond the efforts we’re making to deal with the coyote issue. **PLEASE – ALL RESIDENTS, DO NOT FEED OR WATER ANY WILDLIFE!**

Resident – Wants Board to consider that lawns done every 10 days instead of once/week or every 2 weeks.

Resident – If we change irrigation schedule from morning to evening waterings starting at 7pm the lawn would absorb the water.

Resident – Watering in the evening can cause grass fungus.

Several Residents – Always water in the evening and don’t have an issue with fungus.

Grady Haddox (Board Member) – We are looking for Lawn Care Committee members. If you care about the issue, join the committee and help us.

Pat McMaster volunteered to be on the committee, but won’t chair it.

Pat McMaster (Chair of Irrigation Committee) – We currently water between 4am and 10am; we can do whatever you want, but changing it will take 2-3 days of our contractors’ time – i.e., time when they’re not repairing anything.

8. Old Business

- Update of Governing Documents (Sandy) – 2nd Review of Procedure 1.11, Requesting Exceptions to Governing Documents

Motion made to accept the procedure as written. Seconded. Board polled:

(no vote)	Greg Sebold, President	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director
Yes	Sandra Hovatter, Secretary	Yes	Brad Weberg, Director

9. Announcement of Next Meeting

- Public Board of Directors Meeting, September 17, 2024

10. Adjournment

Motion to adjourn, seconded, unanimously approved. Meeting adjourned approximately 3:45pm.