



Public Board of Directors Meeting
Tuesday, June 25, 2024

MINUTES

1:55 Invocation – An invocation was given at the beginning of the Meeting of Members which preceded this Public Board of Directors Meeting.

2:00 Call Meeting to Order 1401 time

1. Pledge of Allegiance – The Pledge of Allegiance was recited.

2. Roll Call and Determination of Quorum

X Greg Sebold, President	X Grady Haddox, Director	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	Sarah Miller, Community Mgr.

3. Action Items Following Executive Session

- Accepted resignation of Tommy Knight. We appreciate his service to the Board and the community. We're accepting resumes if you'd like to be considered for the open position. Give them to Jerriann.
- Selected contractor for lawn care. Negotiations to finalize contract will initiate on Monday.

4. Secretary's Report

Review of Minutes from the May 21, 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

- Given by Greg. See report posted on bulletin board and will be posted on TownSq. Issues with 4 accounts and they're all being worked out.

6. Actions Taken Between Meetings

- Bids for lawn contract have been received and are being evaluated.
- Informational meeting scheduled for all residents on July 8, 2024 at 7pm in the Ballroom to discuss options and provide for community involvement in lawn care decisions.
- A Special Meeting of Members is scheduled for July 23, 2024 at 2pm in the Ballroom to allow community to vote on lawn care options.

We've established an Election Committee for counting votes during the July 23 meeting. Ken Gendolfe has agreed to Chair that Committee. If you would like to be a part of that Committee, talk to him.

It's important to note that Members will be receiving their ballots BEFORE the July 8th informational meeting, so please be patient when you receive them. Recommend that you hold on to them until after the July 8th meeting so you have all the info you need before you vote.

- 14 RFPs for roof went out 5/31; expect to receive 10 bids; bids closed yesterday. They are being evaluated by Board Rep for Facilities and Contract Administrator.
- Met with ACC to bring clarity on several issues. These issues will be the subject of a future informational meeting with residents and will become part of a new procedure titled “Community Appearance Standards”.
- Evaluated survey results from landscaping survey. The results will be the subject of a future informational meeting with residents and will become part of a new procedure titled “Community Appearance Standards”.
- Columns repair total of 21 columns being repaired; payment will include payment offered previously by Barren (contractor); we approved \$7500.
- Minor changes were made to the guidelines for the WishList program. WishList items may now be submitted to the WishList coordinator by Committee Chairpersons, Board Members and other leaders of community activities.
- Took possession of RV Lot tenant’s property to settle an indebtedness. We have 2 outstanding issues like that and we’re moving forward with that.

7. New Business

- Appeal of ACC Denial (public vote by Board members required)

Motion made to uphold the appellant – that is, approve the requested changes previously denied by the ACC. Motion was seconded. Vote:

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

- New SPP (Sandy) – 1st Review of Procedure 1.11, 1-11 - Requesting Exceptions to Governing Documents

Floor was opened for discussion.

Resident: What’s the point in having an exception to a policy for one policy. If it’s good for one, it’s good for everyone.

Response: Texas law says specifically the owners is entitled to submit a written request for an exception.

Yes	Greg Sebold, President	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director
Yes	Sandra Hovatter, Secretary	Yes	Brad Weberg, Director

8. Old Business

- Update of Governing Documents (Sandy) – 3rd Review of Procedures 4.08 (fast-tracked on 3/26)

Floor was opened for discussion.

Resident: Article 6 Sec 16 Bylaws, no leasing

Motion made to approve procedure as written, seconded.

Yes	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

- Information Meeting of Members July 8, 2024, 7pm, to discuss lawn care options
- Meeting of Members July 23, 2024, 2pm
- Public Board of Directors Meeting, July 23, 2024, concurrent with Meeting of Members

10. Adjournment

Moved, seconded, unanimously approved. Meeting was adjourned