



Public Board of Directors Meeting Tuesday, March 26, 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

1. Pledge of Allegiance – The Pledge of Allegiance was recited at the beginning of the Meeting of Members which preceded this Public Board of Directors Meeting.

2. Roll Call and Determination of Quorum

X Greg Sebold, President	X Dana Giggy, Director	X Jerry Sparenberg, Treasurer
X David Prestridge, Vice President	X Grady Haddox, Director	X Jerriann Hamilton, Lodge Mgr.
X Sandra Hovatter, Secretary	X Tommy Knight, Director	X Sarah Miller, Community Mgr.
Robin Streff, Director		

3. Action Items Following Executive Session

As identified during the session.

4. Secretary’s Report

Review of Minutes from previous Monthly Board Meeting. Correction suggested to procedure 4.07 – There was a resident question asking who can attend personal garage sales. The response was that people in our community can attend; people from outside SHCA are not invited. That’s only correct for individual personal garage sales. The procedure allows for personal garage sales held in conjunction with an Estate Sale and in those cases, people outside SHCA may attend.

Motion made and seconded to approve the amended procedures. Unanimously passed.

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

5. Treasurer’s Report

Financial reports to Feb available on TownSq, website and in notebook on bookcase. Showing \$10K gain with understanding that water bill will increase soon.

6. Actions Taken Between Meetings

- Facilitated meeting between Lodge, Beautification, Lawn Care and Facilities Committees to clarify responsibilities.
- Approved GVEC effort only on Greenridge new build until ACC application is approved.
- Continuing to pursue insurance claim on Lodge roof and agreement to release RFP for roof repair/replacement.

7. Old Business

- Update of Governing Documents (Sandy) – 2nd Review of Procedures 3.04, 3.05, 4.01, 4.02, 4.06, 4.07, 9.01

Procedure 3.04, Payment of Assessment Fees (for 2nd review)

This procedure combines 2 previous procedures: Alternate Payment Policy/Procedure for SHCA and SHCA Monthly Fee Payment Procedure.

There have been no changes to this procedure since the first review.

Greg opened the floor for discussion. There was no discussion.

A motion was made to accept the procedure as written. It was seconded.

Polling of Board members for their vote is shown below. The motion was unanimously approved. It will be added to the approved procedures on our website.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

Procedure 3.05, Transfer and Administrative Fees:

There have been no changes to this procedure since the first reading.

Greg opened the floor for discussion. There was no discussion.

A motion was made to accept the procedure as written. It was seconded.

Polling of Board members for their vote is shown below. The motion was unanimously approved. It will be added to the approved procedures on our website.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

Procedure 4.01, Landscape Modification including Xeriscaping: This procedure was previously titled “Procedure for Xeriscaping Residential Yards within SHCA”.

There have been no changes to this procedure since the first reading.

Greg opened the floor for discussion. There was no discussion.

A motion was made to accept the procedure as written. It was seconded.

Polling of Board members for their vote is shown below. The motion was unanimously approved. It will be added to the approved procedures on our website.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

Procedure 4.02, Irrigation Systems:

There have been no changes to this procedure since the first reading.

Greg opened the floor for discussion. There was no discussion.

A motion was made to accept the procedure as written. It was seconded.

Polling of Board members for their vote is shown below. The motion was unanimously approved. It will be added to the approved procedures on our website.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

Procedure 4.06, Resident Estate Sales:

There have been no changes to this procedure since the first reading.

Greg opened the floor for discussion. There was no discussion.

A motion was made to accept the procedure as written. It was seconded.

Polling of Board members for their vote is shown below. The motion was unanimously approved. It will be added to the approved procedures on our website.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

Procedure 4.07, Resident Garage Sales:

There have been no changes to this procedure since the first reading.

Greg opened the floor for discussion. There was no discussion.

A motion was made to accept the procedure as written. It was seconded.

Polling of Board members for their vote is shown below. The motion was unanimously approved. It will be added to the approved procedures on our website.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

Procedure 9.01, RV/Boat Storage Lot:

There have been no changes to this procedure since the first reading.

Greg opened the floor for discussion. There was no discussion.

A motion was made to accept the procedure as written. It was seconded.

Polling of Board members for their vote is shown below. The motion was unanimously approved. It will be added to the approved procedures on our website.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

8. New Business

- Update of Governing Documents (Sandy) – 1st Review of Procedure 4.08

Procedure 4.08, Leasing Rules:

This new procedure outlines requirements for leasing or renting homes within SHCA. The policy was reviewed.

A motion was made to fast-track the procedure. It was seconded and unanimously approved.

Directors					
Yes	Greg Sebold, President	Yes	Robin Streff, Director	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director	Yes	Tommy Knight, Director
Yes	Sandra Hovatter, Secretary				

NOTE: At this point in the meeting, Brad Weberg was seated as a Director and Robin Streff stepped down.

Procedure 4.09, Selling Homes or Lots within Scenic Hills:

This new procedure is intended to greatly aid the Lodge Manager and the Website Manager in tracking the sale of properties and advertising them on the Scenic Hills website.

A motion was made to fast-track the procedure. It was seconded and unanimously approved.

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

- Acct #440 – ACC fine
- Request from ACC to apply fine for not completing an ACC application prior to replacing roof. Held hearing with residents.
Motion to levy fine, seconded – \$50; Yes 4, opposed 1, abstained 1
- Acct #277 – Motion made to move forward with collections; seconded; Yes 5, abstain 1

- Acct #869 - Renters given until March 31 to vacate. Motion made and seconded to fine owner consistent with our fine policy; Yes – 5, abstain – 1

9. Announcement of Next Meeting

- Public Board of Directors Meeting, May 21, 2024 (no public meeting in April)

10. Adjournment – A motion was made, seconded; and unanimously approved to adjourn the meeting.