



**Public Board of Directors Meeting**  
**Tuesday, October 15, 2024**

**MINUTES**

**1:55 Invocation (During Meeting of Members)**

**2:00 Call Meeting to Order**

The meeting was called to order at 1:58 pm.

**1. Pledge of Allegiance**

**2. Moment of Silence**

For those who could not be there because of illness or because they have passed on.

**3. Roll Call and Determination of Quorum**

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.

**4. Action Items Following Executive Session**

- Craig Taylor resigned as Chairman of Social Committee as of the end of this year. Thank you for your hard work and effective programs. Email nominations for the position to JerriAnn AFTER you've asked the person if they would accept the position. The Board appoint a new Chairman.
- Pat McMasters resigned as Chairman of the Irrigation Committee effective immediately. Thank you for your hard work at odd hours as Chairman of this Committee. Email nominations for the position to JerriAnn AFTER you've asked the person if they would accept the position. The Board appoint a new Chairman.
- Pat McMasters resigned as Chairman of the Beautification Committee effective immediately. Thank you for stepping in and establishing this new committee. Jeanie McCleary has been acting Chairman and will be named Chairman.
- Lawn Committee Chairman position is still open.

**5. Secretary's Report**

Review of Minutes from July 23, 2024 Public Meeting.

Motion made and seconded to approve the Minutes as written. Unanimously passed.

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

Greg also encouraged people to go to website.

**6. Treasurer’s Report**

September financial reports have been loaded on our website. They should also be on the TownSq website. We have a good cash balance, but there are several items that still need to be paid. Reserve has gone down because of work that’s been done.

Presentation of 2025 Budget recommended by Budget Committee. This has been presented to the Board for review. Budget Committee strongly recommends that the Board raise assessments 9% (which would require vote by Members). Jim Beckman shared work that community members are doing.

**7. Actions Taken Between Meetings**

- Community informational meeting re: financial review & impact of failed 9% increase was held
- Development/review of 2025 Budget has begun
- Contract was signed with Bear Landscaping for lawn care
- Contract was signed with Bear Landscaping for irrigation needs
- Agreement made with builder of home at 3766 Greenridge requiring that builder provide a \$2,000 bond against potential damage to streets, etc.
- Terms of a new agreement with TCS (gate guards) to continue providing security services for the next five years have been agreed to

**8. Old Business**

- Status of roofing contract – Contract has been let and completed; final inspection has been completed! Everything but receiving and paying their invoice is done! Has 40 year guarantee on roof.
- Status of repair of masonry columns – 4 have been completed; 3 additional minor repairs are in process
- Community Appearance Standards – Community informational meeting scheduled for 10/24, 7pm
- Update of Governing Documents (Sandy) – 2<sup>nd</sup> Review of new SPP 4.03, Lawn Maintenance  
The only change from the first reading is the addition of the sentence: “Granular fertilizer is preferred.”

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. New Business

- SCHA Strategic Planning efforts have begun and are ongoing – looking at where do we want/need to go in the future.
- Upcoming Meeting of Members November 26, 2024 to vote – may have 2 issues on ballot – (1) lawyer has advised us that there are some changes that are required to make sure wording is correct re: fines, (2) increasing assessments if over 5%. Ballots will be available a minimum of 20 days before voting.
- Law Suit by Ray Bassaulda against SHCA – Scenic Hills is being sued by a roofing contractor who was doing a roof on a private resident. According to our lawyers and our insurance company lawyers, the person suing does this osften. Our attorneys have asked for it to be dismissed with prejudice.

We recognize that all residents have contractors come to do work on their properties – please do your best effort to ensure that your contractor is someone to do business with. If you want assistance, David is happy to provide assistance.

Also contractors are NOT admitted by the guards into the community before 7:30 and must be out by 5pm. There is also NO work on Sundays unless it's an (emergency electrical, HVAC, plumbing, internet).

- Starting the collection process on Acct # ending in 1365 – Motion to move it forward in collection process; seconded. Passed unanimously.

### 10. Announcement of Next Meeting

- Meeting of Members November 26, 2024
- Public Board of Directors Meeting, November 26, 2024
- Meeting of Members December 17, 2024 if necessary to meet quorum

### 11. Adjournment

Motion to adjourn, seconded, unanimously approved. Meeting adjourned approximately 2.56pm.