



**Special Meeting of Members
For the Purpose of Voting on the HOA Fee Increase
Tuesday, July 23, 2024, 2pm
MINUTES**

Note: This meeting was held in conjunction with a Public Board of Directors Meeting.

1. Invocation – 1:55 p.m.

If you arrive during the invocation, please enter quietly or wait until it has been concluded to enter. If you would like to give the invocation at future meetings, please contact Greg Sebold.

2. Call Meeting to Order – 2 p.m.

3. Pledge of Allegiance

4. Roll Call of Current Board Members

X Greg Sebold, President

X David Prestridge, Vice President

X Sandra Hovatter, Secretary

X Grady Haddox, Director

X Dana Giggy, Director

X Brad Weberg, Director

X Jerry Sparenberg, Treasurer

X Jerriann Hamilton, Lodge Mgr.

X Sarah Miller, Community Mgr
(arrived @ 2:12 due to traffic).

5. Proof of Notice

Notice of the Regular Called Meeting of the Members was distributed to Members of record by postage prepaid mail, electronic mail, or clippies, and posted on TownSq and on the Association's website, and posted at the Community Lodge on or before July 4, 2024.

7. Secretary's Report – Approval of Minutes for the Annual Meeting of Members held March 26, 2024.

Review of Minutes from the March 26, 2024 Annual Meeting of Members

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).

8. Treasurer's Report

June financial reports are completed and on website and townsq.com. Please view those reports for detailed information. Information in the financial reports superceed anything noted here.

As of the end of June we had \$498K in reserve account. There are some items designated to come out of there this year. We have earned \$12,948 in interest in our reserve account the first 6 months of this year. We have a \$27,000 gain YTD, but \$13,000 is marked for insulation (facilities); \$7,000 has been committed for stone repair.

As treasurer, he's worked on some scenarios to help the budget committee present alternatives to and/or assist the Board if the 9% increase to HOA fees doesn't pass today.

Regarding the RV lot, there are 23 residents using the RV lot, 88 lots are rented, 14 are vacant. In the first 6 months of 2024, we have collected \$28,500 in income from the RV lot.

9. Presentation of Voting Issue

Vote is about increase of HOA fees of 9% which gives the community all the desires of the community as it relates to lawn care. Some discussion by Members – they are happy with new company; they are wondering what cuts will need to be made if the vote fails (we can't answer that yet).

10. Determination of Quorum

We have a quorum.

11. Last call for Vote

The president made the last call for votes.

12. Potential Announcement of Recess with Plans to Reconvene

There was no need for a recess.

13. Vote Counting

249 votes were cast.

14. Announcement of Voting Results (if available) and Subsequent Actions

Votes counted – the 9% HOA fee increase **did not** pass. A 2/3 “yes” vote was needed for it to pass; we did not get that. There were 127 votes FOR the increase and 122 votes AGAINST the increase. The Board will go back to the drawing board.

15. Adjournment

Motion made to adjourn, seconded. Passed unanimously. Meeting was adjourned approximately 2:40. It was followed by a Public Board Meeting.