**Hidden Hills Harbor Owners Association**

**Monthly Meeting**

Hidden Hills Harbor Club House

141 Deer Run Road, Mabank Texas 75156

Saturday, March 8, 2025

10:00 AM

**MINUTES**

1. Call to Order at 10:06 by Brian Pittman
2. Pledge of Allegiance by Brian Pittman
3. Moment of silence
4. Certification of Quorum
	1. Present: Brian Pittman, Mike McCully, Dan Miller, Harlie Casas, Melissa Sulak
	2. Absent: Colleen Willis

This is the Monthly meeting of the Hidden Hills Harbor Owners Association Board of Directors for the Hidden Hills Harbor Subdivision in Henderson County, State of Texas.  This meeting has been posted and is being conducted in accordance with the Texas Property Code, Section 209 and the By-laws of the Association.

1. Homeowners Forum – 3 minute maximum time allotment per homeowner
	1. Sandi Daniels – 11174 Lakeside Lane – picked up financials and minutes, did not stay for meeting
	2. Maurice & Ashley Harris – 130 Deer Run Lane – paying dues in 2 payments; has lady feeding stray dogs Thursday morning on camera, has reported to the sheriff
2. Review and Approval of February 8, 2025 Minutes, including Executive Meeting report
	1. Motion to approve by Harlie Casas, second by Dan Miller, passed 5-0.
3. Review and Approval of Financial Statements
	1. Accounts are running similar to last year with the exception of office staff salary.
	2. Saving account is down due to road improvement, salary for office staff, and dumpster service.
	3. We are charging late fees at this point.
	4. Because we are getting locking dumpsters for free we are at the mercy of Republic for getting here.
	5. Most of the income coming in now is back dues and property transactions.
	6. We are balanced to the bank statement, all transactions are recorded and all bills are current.
	7. Motion to approve by Dan Miller, second by Harlie Casas, passed 5-0
4. Old Business
	1. Re-establishing POA credentials
		1. Management Certificate
			1. Harlie Casas sent a fillable copy to Brian Pittman and Melissa Sulak.
			2. Melissa Sulak will fill PDF with current information.
		2. Non-Profit status
			1. This is an annual IRS thing.
			2. We have an EIN. We need to get back to active status. Want to have complete before the next meeting.
			3. We need to have this on file before submitting the Management Certificate.
			4. Mike McCully will contact the IRS to see what we need to do.
	2. New Attorneys – Dan Miller is continuing to work on
	3. Lien Letters – Will address next month
	4. Insurance – Dan Miller will continue to work on
		1. Directors
		2. Common Liability
			1. Bill went from $3000 to $26,000.
			2. Mike has reached out to other carriers but hasn’t found anyone yet.
	5. Property Taxes
		1. Mike McCully has worked with Henderson County and has corrected the billing and paid 6 lots and is continuing to work on 2 lots.
5. New Business
	1. Plumbing
		1. Freeze guard hose bib
		2. Water Meter Key Tool
	2. Motion to buy a freeze guard hose bib and water meter key by Melissa Sulak, second by Dan Miller, passed 5-0.
6. Adjournment
	1. Motion to adjourn at 11:07 by Harlie Casas, second by Mike McCully, passed 5-0.
7. Executive Session - The Board may, with the approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote on personnel matters, litigation in which the Association is or may become involved, contract negotiations, enforcement actions, confidential communications with the Association’s attorneys, matters involving the invasion of privacy of individual members, other business of a confidential nature involving a member, and maters requested by the involved parties to remain confidential.

Opened at 9:08 a.m.

1. Daniels request for information and code citings.
2. Mike McCully has logged over 140 transactions in the last month, including property transactions, payment of dues, a handful of complaints, etc.
3. 240 Oak Hills Dr. – RV is gone, lot is trashed, owned by investment company in Florida, they want out of the property, they want to give it to the POA in lieu of past dues & fines ($2,750), The POA doesn’t currently have the resources to clean up the property. *If the investment company cleans up the property, we would consider accepting the lot in lieu of past due.*
4. Dan Miller will investigate 113 Hidden Hills Dr. and 125 Tree Line for history of ownership.
5. Motion to close at 9:58 by Mike McCully, second by Harlie Casas, passed 5-0.