

## Hidden Hills Harbor Owners Association

### Annual Meeting

Hidden Hills Harbor Club House  
141 Deer Run Road, Mabank Texas 75156  
Saturday, August 9, 2025  
10:00 AM

### MINUTES

1. Call to Order by Harlie Casas at 10:00
2. Pledge of Allegiance by Harlie Casas
3. Prayer by Dan Miller
4. Certification of Quorum

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.

5. Board Members Present – Harlie Casas, Mike McCully, Dan Miller, Colleen Willis, Melissa Sulak
6. Homeowners Forum – **3-minute maximum** time allotment per homeowner
  - Tony Sawyer – When will we get filed with the state and county? bylaws are filed with county, 803 is in transit to the state and will change as of today's election, Bud was maintaining, has lapsed since, is currently being updated, we are working with an attorney to make sure we are current with the state and county, working on getting current,
  - Sandy Daniels – Are we getting the management certificate we are supposed to have by law? How were the dues assigned for last year? we are moving forward to correct
  - Ronnie Daniels – Does the HHH POA have the director's insurance? We are currently considered high risk, Does HHH have a management certification? no, management certificate has lapsed, working on, What has HHH done for the residents? Reduced trash fees by a third, renegotiated and getting a third pick up,
  - Ty Stogsdill – Water drainage issue, house sits on 2 lots, 120 Oak Hills Drive? We are working on
  - Michael Duran – Overgrowth of a neighbor's property, can the board help? Can the POA do anything
  - Ben Sparks – Nothing is getting done, board is not collecting from delinquent, board isn't doing their job, we are open to anything that
  - Vera Glossup – can't access drive due to bad culvert, has called county on neighbor's property and dogs, we are working on repairing roads, we are actively seeking bids, RD is actively working with the county, talk to Leo doesn't know last name he will work with us
  - Renee Dantzler - has taken 6-7 dogs,
  - Jan & Dwaine Sides – inherited lot, trying to sell, undeveloped, 124 Beautiful Hills Drive
  - Beth Cuevas – thank you to the board
  - Mike Beaver – roads were taken care of
  - Maurice Harris – dogs, has been attacked, has videos of feeding dogs, what is the POA doing to control dogs
  - Erik Garrison – thank you to those that are trying to make things better, going up slightly to improve conditions
  - Shannon Paris – inherited property from dad, has submitted death certificate, has changed address from Mockingbird to Lake Forest D, neighbor's dogs are loose,
  - Brigetta Nicholson – has seen improvements, thank you
  - JoAnn Talbot – no complaints, thank the board for time and effort, like to see us move forward, this is our community, would like to see us work together
7. Review and Approval of July 12, 2025 Minutes, including Executive Meeting report
  - a. Motion to approve by Dan Miller, second by Mike McCully, passed 5-0
8. Review and Approval of Financial Statements
  - a. Motion to approve by Colleen Willis, second by Dan Miller, passed 5-0

9. Old Business
  - a. Animal Control
    - i. Has gotten rid of quite a few dogs, still working on it, but had setback with county staff changes
  - b. Dumpster Maintenance
    - i. 2 are currently lockable, working on others, Mike will talk to team that cleans up, cameras capture but we don't have volunteers who will stay with it, can get compactor dumpster, control of keys,
  - c. Camera Maintenance
    - i. what would someone willing to monitor cameras, we think app can be put on phone, report to county, saw a slowdown when cameras were monitored, Garrison can refer us to someone who can help

10. New Business

- a. Road Repair – Oakwood Circle, Mockingbird, Lake Forest
  - i. Mike James would be a good contact
  - ii. Some owners have gotten together and paid for repair to the cut through in question
- b. Tree Removal - Oakwood Circle at Lake Forest
  - i. Calls from Eustace ISD about buses having issues in HHH
  - ii. Tree Trimming requested by EISD - Mockingbird & Beach Tree Corner
- c. Legal Assistance Summary
  - i. 802 in progress
  - ii. Filing management certificate will be next
  - iii. We have ID for e-filing
- d. Presentation of 2025-2026 budget
  - i. \$138,120 budget
  - ii. Motion to approve by Melissa Sulak, second by Dan Miller, passed 32-0
- e. Annual Assessments
  - i. \$165 for parent lot
  - ii. \$65 for each additional lot
  - iii. Motion to approve the assessments by Dan Miller, second by Tony Sawyer, passed 32-1
- f. Election of Board members
  - i. Mike McCully was nominated by Dan Miller, motion by Harlie Casas to elect Mike McCully by acclamation, second by Renee Dantzler, passed 31-0

11. Adjournment

- a. Motion to adjourn at 11:32 by Dan Miller, second by Mike McCully, passed 5-0

12. 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 matters requested by the involved parties to remain confidential.

Executive Session started 11:47

President – Harlie Casas motion by Mike McCully, second by Dan Miller, passed 5-0

Vice President – Dan Miller, motion by Harlie Casas, second by Colleen Willis, passed 5-0

Secretary – Melissa Sulak, motion by Dan Miller, second by Harlie Casas, passed 5-0

Treasurer – Mike McCully, motion by Dan Miller, second by Harlie Casas, 5-0

Adjourned at 11:55