

A meeting of the Horseshoe Lake Property Owners Association was called and held on August 21, 2021 at 10am at the Restore Texas Ministries' chapel located at 3126 State Highway 19, Huntsville, TX 77320. Board members attending were Monte Robinson, James Webb and Brendalyn (Bebe) Webb. Debra Robinson was not in attendance. Monte and Brendalyn took meeting notes for the meeting.

Meeting was called to order.

Website

Monte gave the website address to all attendees (horseshoelakehuntsville.org). All notices of meetings shall be listed on the website. Also, agendas, minutes, and other records will be available from the website.

Maintenance Fund and Payouts

Attendees were made aware of the maintenance funds on hand (i.e., \$7400 +/- as of July 28th). Attendees discussed the funds. It was agreed to that bank statement will be emailed to all who attended the meeting.

The Board will order two more loads of rock for the back part of the subdivision ASAP.

The POA will have to issue 1099s to people who receive more than \$600 per year.

Riverside

Discussion was opened in regard to Riverside water being able to trench the roads to install water taps. This saves homeowners \$1000 due to residents having to bore under the road. Monte Robinson made a motion to continue to allow Riverside to trench the road and not be held responsible for any repairs to the road, and that the association shall not be responsible for any other damage due to trenching. James Webb seconded. Motion carried.

Dam Update

Monte updated the association in regard to dam repairs.

Bookkeeper

Monte discussed paying Bebe for the association's bookkeeping. Agenda item was tabled. Members asked for an estimate of the costs with the possibility of paying Bebe retroactively.

Fees for Buyers

Monte opened discussion in regard to charging potential buyers fees for document preparation fees. After discussion, Monte made a motion to charge people requesting official POA documents, who are interested in buying a lot or tract in Horseshoe Lake, \$100 and charging \$250 for a records transfer fee to new buyers payable at closing. Motion carried with one vote abstaining.

Budget

It was agreed that the POA needs to present a budget for 2022. It was agreed that that POA would vote on a budget at the November 30th meeting.

Street Sign

James said he would get the street sign installed.

Deed Restrictions and Covenants

Potential deed restriction were presented to the association. These were discussed at length. Edits were made and noted by Monte.

It was reinforced that all boats must have their corresponding lot numbers on them (4 inches or larger).

Two items were added by separate votes:

1) Linda Persons made a motion to allow all residents permission to use both lakes and the pond in the following manners: All residents and their guests shall be allowed to fish on, sit on, and walk on the dams. All residents and their guests shall be allowed to launch a boat on both lakes and the pond. All residents and their guests shall be allowed to fish in the lakes and pond. There shall be no driving of ATVs or golf carts on the big dam or the pond dam. Service vehicles are allowed. Motion carried. Monte, James, and Bebe abstained.

2) Monte made a motion to allow developers to not be required to pay maintenance fees for lots that are not in active development. Clearing trees and brush will not be considered construction. Developers shall pay maintenance fees when any construction starts on any lot or tract. James seconded. Motion was unanimous.

No resident shall be allowed in the large part of the spillway. Signs shall be ordered and posted.

Monte made a motion for him to receive permission to make the typo corrections, make the minor changes that were discussed and agreed to, and to add the two new additional items that were voted on to restrictions / covenants / disclosure document, and to file the document with Walker County. Linda Parsons seconded. Motion passed unanimously.

Next Meeting

The next meeting was scheduled for November 20, 2021 at 10am at Restore Texas Ministries' chapel located at 3126 State Highway 19.

Adjourned

Monte made a motion to adjourn the meeting. Peggy seconded. Motion unanimous.