

**CAMP BRANCH ACRES SUBDIVISION
PROPERTY OWNERS ASSOCIATION
125 W. BIG LAKE RD
TRINITY, TX 75862**

BOARD MEETING MINUTES

Date: Thursday January 9, 2025

Time: 6:00

Place: Zoom Meeting on phone

Meeting ID: 833 1842 2811

Passcode: 590331

AGENDA

- **Call to Order:**
 - Kelle Rahm, Chairwomen called the meeting to order at.
- **Roll Call:**
 - Kelle Rahm, Chairwomen called roll the following Board Members were present:
 - Charlene O'Brien
 - Jerry Sullivan
 - Philip Canady via telephone
 - Kelly Harrell
- **Approval of minutes:**
 - Approval of minutes from
 -
 - Motion made to accept meeting minutes by: Kelly Harrell
 - Motion seconded: Jerry Sullivan
 - All in Favor no one was opposed.
- **Financial Report:**
 - .
- **Budget:**
- **Current Expense Approval:**
 - Road Materials: 2,000
 - TRA \$13.50
 - Motion made by Phil Canady to approve expenses for the Board Insurance and the TRA.
 - Seconded: Charlene O'Brien
 - All in favor of no one was opposed.

18:01:00 From Jennifer Harris : Why don't you just unmute everyone so she can say which one she is?

18:02:55 From Jennifer Harris : Amendments to the CCR is not an emergency =

18:03:39 From Jennifer Harris : A regular board meeting where the property owners can have a voice and are not muted

18:04:00 From Jory Horn : Reacted to "A regular board meet..." with 👍

18:04:04 From P Canaday : I am unable to unmute myself.

18:04:26 From Jennifer Harris : welcome to the censorship Phillip

18:04:46 From Michael Harris : If more than the road will be discussed then the POA members must be allowed to speak.

18:05:23 From Jennifer Harris : And the property owners being muted

18:05:38 From Jennifer Harris : Is that an emergency?

18:05:49 From Michael Harris : It is not fair to the community.

18:06:51 From Michael Harris : Then we need to discuss Everything!

18:08:08 From Michael Harris : This is just another attempt to avoid an open meeting. Set a date.

18:08:42 From Jennifer Harris : SO do the property owners

18:08:57 From P Canaday : I need the ability to mute and unmute myself please.

18:09:10 From Jennifer Harris : Board members being muted in the meeting

18:10:17 From Jennifer Harris : The agenda that wasn't posted

18:10:47 From Jennifer Harris : Imagine that

18:11:05 From Jennifer Harris : My statement was misrepresented

18:11:17 From Jennifer Harris : and so was my husband's

18:11:35 From Jennifer Harris : to give feedback on the minutes

18:13:56 From Jennifer Harris : THIS is covered in the Texas Residential Property Owners Protection Act, which already applies

18:14:23 From Suzy Magdalena Horn : It's the law firm Kelly H worked at

18:14:40 From Jennifer Harris : The one that focused on personal injury for traffic accidents?

18:14:50 From Michael Harris : Once again doing business on your own with out the board knowing.

18:15:28 From Jennifer Harris : That is already covered in the property code - why is this part of a special meeting?

18:16:21 From Michael Harris : Who wants to dissolve the POA?

18:16:25 From Suzy Magdalena Horn : I was informed today by Kelly she did not remember which attorney she spoke to ...now she remember???

18:16:38 From Jennifer Harris : So, you can't deal with criticism so you want to take your ball and go home with it?

18:16:40 From Suzy Magdalena Horn : No your correct. No leadership

18:16:45 From Michael Harris : No leadership thanks to Kelli R

18:16:59 From Jennifer Harris : What happens to the roads?

18:17:25 From Michael Harris : WE NEED AN OPEN MEETING, NOW WE KNOW WHY YOU ARE HIDING.

18:18:29 From Jennifer Harris : This provision for closing a POA is already in the Texas Property Code - this vote isn't required. But the idea that she wasn't to close the association is disturbing on many levles

18:18:59 From Jennifer Harris : Which is already in the texas property code

18:19:08 From Michael Harris : WHAT ABOUT THE ROADS!

18:19:56 From Jennifer Harris : If you talk to Tommy, the roads commissioner, you will find that the county wiljl not come in to take over the road. Try to drive down Chita Cemetery Road - that's what we will be looking at

18:21:51 From Jennifer Harris : Kelle, leave the board. We will function just fine without you

18:22:17 From Michael Harris : That's an opinion only.

18:22:32 From Jennifer Harris : It is already covered by Texas Property Code

18:22:54 From Jennifer Harris : This was an emergency meeting?

18:23:18 From heather : I'm a property owner and I would love to see it dissolved as it does not function at all!!'

18:23:22 From Jennifer Harris : I have 30 property owners votes that can come together to work our association

18:23:30 From Suzy Magdalena Horn : Kelle, you can resign. You are not representing us.

18:23:36 From Leviticus 19:18 : Reacted to "I'm a property owner..." with ❤️

18:23:40 From Jory Horn : Reacted to "Kelle, you can resig..." with ❤️

18:24:04 From heather : I'm a property owner and I want it dissolved!!!

18:24:17 From Leviticus 19:18 : Reacted to "I'm a property owner..." with ❤️

18:24:25 From Michael Harris : Then the 3 of you should resign and we will come up with 3 new members.

18:24:28 From Tammy : me too. the board cant talk and get along. its one side or the other

18:24:34 From Leviticus 19:18 : Reacted to "me too. the board ca..." with ❤️

18:26:16 From Michael Harris : Then you need to show us the legal areas where it is listed in Texas law.

18:26:42 From heather : Most of the board is only interested in putting people down in their little sapphire website. They don't care about being adults in order to run a poa.

18:27:02 From R Wolfe : Reacted to "I'm a property owner..." with 👍

18:27:04 From Suzy Magdalena Horn : I'm asking Kelly to leave. She's the BS we don't need.

18:27:34 From Jennifer Harris : In a special meeting, where a number of property owners aren't attending and others are muted

18:27:41 From heather : I beg to differ, it's not Kelly, it's the other immature board members.

18:28:23 From Jennifer Harris : And Phil has shown his side

18:28:32 From heather : Yes!!!

18:30:10 From Michael Harris : No POA. Guess this is how Kellie R gets hers chickens!

18:30:12 From Jennifer Harris : Charlene is on a cruise, which was known by other board members. This meeting notice came out shortly after she sailed. She's doing remarkable to be here and participate

18:30:43 From Kelle R : A Property Owners Association is not required by the Covenants, Restrictions, Reservations, Assessments and Provisions and any existing POA may be dissolved with a majority vote of the current property owners.

18:31:09 From heather : Replying to "Kelle, leave the boa..."
Uncalled for and very child like response!

18:32:56 From Jennifer Harris : Where may we, as the property owners, submit a petition for a recall vote? You have been able to avoid an open meeting for the submission of this petition.

18:32:57 From heather : Replying to "No POA. Guess this i..."
And why are you in other peoples business. If everyone minded their own business life would be much better.

18:33:54 From Jennifer Harris : Texas Property Code already covers this

18:35:12 From Jennifer Harris : Nope, already in Texas Property Code, which supercedes the CBA documents

18:36:51 From Michael Harris : This will get defeated soundly

18:37:32 From Michael Horn : Mr mike is this board members only can talk?

18:39:27 From Jennifer Harris : This association has functioned since the 60s.

18:39:56 From Suzy Magdalena Horn : I'm on mute. It's convenient

18:40:19 From Jennifer Harris : Everybody but board members (and sometimes the board members) are muted

18:40:35 From Suzy Magdalena Horn : Reacted to Then the 3 of you sh... with " 👍 "

18:41:04 From Michael Harris : Looks that way Mike. Now we know there end game.
Ditch the POA and they can do anything.

18:41:18 From Michael Harris : The roads will go to hell.

18:41:36 From Suzy Magdalena Horn : Reacted to Kelle, leave the boa... with " ❤️ "

18:41:56 From Michael Horn : I haven't discussed this with my wife, I'm pretty much totally against anything kelly and Kelly are for.

18:42:09 From Jennifer Harris : Except you weren't legally selected as chair - that was done in executive session, which is a topic specifically restricted to be done in executive session

18:42:22 From Jennifer Harris : Per TExas Property Code

18:42:31 From Jory Horn : Reacted to "I haven't discussed ..." with 👍

18:42:47 From Jennifer Harris : To not be done in executive session, I meant

18:43:22 From Michael Harris : Who paid for this layer?

18:43:42 From Michael Harris : Lawyer

18:43:46 From Jennifer Harris : Is this the personal injury lawyer you worked for Kelly?

18:44:24 From Michael Harris : Proxy votes must be used for this!

18:45:04 From Suzy Magdalena Horn : I've been fed so many lies. I wonder how the Federal Gov feels about lies and fraud?? I can be muted, bet FEMA won't allow it.

18:45:14 From Jennifer Harris : Noep

18:45:25 From P Canaday : Unmute me please.

18:46:04 From Jennifer Harris : And when the capital expenditures fund was voted for, Phil stated specifically in case of road issues

18:46:10 From Jennifer Harris : Listen to the recording - it doesn't lie

18:47:02 From Jennifer Harris : Nope, that was not what happened.

18:47:02 From Michael Harris : Phil said we need an emergency fund.

18:47:11 From Suzy Magdalena Horn : Reacted to Nope, that was not w... with " ❤️ "

18:47:23 From Suzy Magdalena Horn : Reacted to Listen to the record... with " 👍 "

18:47:25 From Jennifer Harris : I'll be happy to send out the email with the audio recording

18:47:58 From Jennifer Harris :
<https://us05web.zoom.us/j/84677013373?pwd=QBoBYOSkPcXXnd2HrYOTHFyyVg6zc6.1>

18:48:07 From Jennifer Harris : There's the actual link

18:48:30 From Jennifer Harris : That is an auto generated transcript, which is a problem.
Listen to the recording

18:50:47 From Jennifer Harris : And the fundraising was specifically for the road

18:51:04 From Jennifer Harris : which they didn't have to spend money on the road washout because of the FEMA recipients

18:51:24 From Jennifer Harris : What roads belong to Polly Ryan?

18:51:55 From heather : That's right!!!!

18:51:57 From Jennifer Harris : What roads are you talking about exactly?

18:52:15 From heather : Doesn't matter if it isn't legal!!!

18:52:23 From Suzy Magdalena Horn : Where did yall get your law degree??

18:52:28 From Tammy : is polly ryan giving us yearly dues

18:52:32 From Jory Horn : Reacted to "Where did yall get y..." with 🤔

18:53:15 From heather : No Polly Ryan does not give us dues.

18:53:28 From Tammy : they should why would we pay

18:53:52 From heather : Exactly.

18:54:50 From Jennifer Harris : This seems like a really big distraction from the unauthorized incorporation and the faulty charity representation

18:55:26 From Michael Harris : Making decisions on the fly just like the false Incorporation of the POA.

18:56:16 From heather : This coming from the guy who acts like a 2 year old.

18:56:53 From heather : As long as poly Ryan is going to chip in.

18:57:31 From Tammy : at this point i dont want to pay our dues

18:57:55 From heather : On what roads!!!

18:58:01 From Suzy Magdalena Horn : Lies, fraud, illegal activity...

18:58:09 From Jennifer Harris : There have been legal requests for records that have not been complied with by this board. The records to backup the charity status has not been received either. The IRS does indicate that there is no charity status for CBAPOA, and that the fundraising in the name of charity was problematic. This is all a big distraction to the legal issues that have been ongoing

18:58:39 From Jennifer Harris : Especially bringing this on as an "emergency"

18:58:49 From heather : I agree Tammy, I'm right there with you.

18:59:17 From heather : And that should only be for our roads!!!

18:59:43 From heather : I'm not giving a penny to any roads that aren't ours.

19:00:02 From Suzy Magdalena Horn : Where's the fundraising financial info?

19:00:03 From Jory Horn : Reacted to "Lies, fraud, illegal..." with 👍

19:00:05 From Michael Horn : Poor planning on her part doesn't constitute an emergency on my part

19:00:09 From Jennifer Harris : If these are not our roads, then yes . . . there are issues there. But this needs to be communicated and researched, with time for board members to research the issue

19:00:47 From Jennifer Harris : Open Session for Property Owners

19:01:06 From Suzy Magdalena Horn : Reacted to Open Session for Pro... with " 👍 "

19:01:10 From Tammy : how do you have a meeting when the board members cant get along

19:01:44 From Suzy Magdalena Horn : Agree, let's schedule an in person meeting

19:02:13 From heather : Exactly. I'm sure the trolls will be on that website putting everyone down right after this meeting.

19:02:22 From Michael Harris : Set a meeting now!

19:02:25 From Suzy Magdalena Horn : You can hide, but not indefinitely

19:02:34 From Michael Horn : The only thing they are scared of are the repercussions of their actions

19:03:44 From Suzy Magdalena Horn : She voided many
19:04:20 From Suzy Magdalena Horn : Set a meeting
19:04:57 From Suzy Magdalena Horn : How many votes/ballots were voided??
19:05:00 From Michael Harris : It's a change to the by-laws so you must have this open to proxy votes.
19:05:44 From heather : Replying to "It's a change to the..."
Why are you so concerned, are you trying to cheat!
19:05:54 From Leviticus 19:18 : Reacted to "Why are you so conce..." with ❤️
19:06:49 From Jennifer Harris : Replying to "It's a change to the..."

Trying to not have vote disenfranchised

19:07:08 From Michael Harris : Replying to "It's a change to the..."

To make sure everyone gets to vote.

19:07:35 From Jennifer Harris : Replying to "It's a change to the..."

My vote was disqualified because it was in an envelope without a postal mark. I followed the instructions, which stated it had to be in the envelope. It wasn't postmarked because we didn't send it

19:07:43 From Michael Harris : Replying to "It's a change to the..."

And it's in the Texas Property Code that it's legal. Not that Kellie follows the rules.

19:08:10 From Jennifer Harris : Replying to "It's a change to the..."

Proxy vote is because people don't trust the mailbox, and don't trust the board

19:08:46 From Jennifer Harris : Replying to "It's a change to the..."

They want someone they trust to vote for them. The fact that so many people used proxys in the past shows the trust within our community

19:09:14 From K Harrell : I am not the host I dont have the ability to mute or unmute people

19:11:32 From Jennifer Harris : we will need that citation

19:11:44 From Jennifer Harris : Of law that actually applies

19:13:02 From heather : Replying to "Who wants to dissolv..."

ME, my husband and several other property owners!!!

19:13:40 From Tammy : Replying to "Who wants to dissolv..."

me

19:13:56 From Jennifer Harris : Phil, are you used to censored peopling showing signs?

19:15:43 From Tammy : amen

19:15:47 From Jennifer Harris : We never get responses to emails. so nice thought

19:16:23 From Jory Horn : Regular open meetings should happen quarterly and after every closed board meeting

19:16:42 From Michael Harris : You can't meet as a group outside a meeting.

19:16:49 From Suzy Magdalena Horn : I don't trust that idea

19:17:04 From Michael Harris : texts, calls or anything

19:17:17 From heather : Amen!!!

19:17:25 From R Wolfe : Replying to "Who wants to dissolv..."

as dysfunctional as it is the board should be dissolved and be investigated.

19:17:25 From Tammy : here we go

19:17:48 From heather : Your family has done nothing but trash our community on the World Wide Web!!!

19:18:12 From Michael Harris : Can't wait till May to have Kellie gone from the board.

19:18:34 From Suzy Magdalena Horn : Who made this the Kelle show??

19:18:43 From Jory Horn : Reacted to "Who made this the Ke..." with 😂

19:19:33 From Leviticus 19:18 : Reacted to "Your family has done..." with ❤️

19:19:34 From Jennifer Harris : Stamps should have been given to the treasurer - they have monetary value

19:19:40 From Tammy : its not the kelle show its the shit show

19:19:43 From Suzy Magdalena Horn : Reacted to Your family has done... with "❤️"

19:19:44 From Suzy Magdalena Horn : Removed a ❤️ reaction from "Your family has done..."

19:20:05 From Jennifer Harris : They incorporated without authorization - but we're talking about stamps

19:20:10 From Suzy Magdalena Horn : Same thing

19:20:34 From Jennifer Harris : Stamps with monetary value should have been accounted with the Treasurer

19:20:40 From heather : Says the guy hiding behind the keyboard in their little trashy website.

19:21:09 From Leviticus 19:18 : Reacted to "Says the guy hiding ..." with ❤️

19:21:17 From heather : Reacted to "Your family has done..." with ❤️

19:21:20 From heather : Removed a ❤️ reaction from "Your family has done..."

19:21:44 From Jennifer Harris : Then you should have donated the filing fees for the bylaws you filed with the county that weren't authorized

19:21:55 From heather : Reacted to "its not the kelle sh..." with ❤️

19:22:02 From Jennifer Harris : As far as "donating" expenses

19:22:32 From Michael Harris : Replying to "Says the guy hiding ..."

Waiting for your proof! Talk is cheap.

19:23:07 From heather : This is the perfect reason to dissolve the poa.

19:23:31 From heather : There are not many grown ups on the board.

19:24:24 From heather : Why are we agreeing to work on other roads that aren't our for free?

19:24:30 From Jennifer Harris : The association has been around since the 60s. It is a crying shame that we are looking at dissolving it due to the current board not wanting to follow Texas Property Code, maintain transparency, or be accountable to the property owners

19:25:04 From Jennifer Harris : They want the free volunteers without their volunteers' voices

19:25:09 From Suzy Magdalena Horn : "They can't legally do that" coming from you can't legally do that herself.

19:25:23 From Michael Horn : Agreed my queen

19:26:10 From Suzy Magdalena Horn : Please give us more than 3 day notice

19:26:55 From Michael Harris : The true goal is now in the open. Dissolve the POA

- **Next Board Meeting:**
 - The conference call will need to be set up as Charlene O'Brien, Phil Canady, Kelly Harrell are unable to be there in person due to prior commitments.
 - Charlene O'Brien will see if we can use the Hawg Heaven building again.
- **Adjourn:**
 - Motion to adjourn 9:38 Motion by Kelly Harrell. Seconded by Jerry Sullivan. All were in favor.
- **Executive Session:**
 - Liens will be filed on 2 properties. Charlene O'Brien the new treasurer will do this.
 - Certified Letters: Will be sent to 11 people. Charlene O'Brien will do this.
 - Payment Plan: There is 1 property owner who asked for payment plan but has not honored it. Charlene O'Brien will follow up with the property owner.
 - The outgoing treasurer presented the treasurer binder, and a review of the following sections was conducted:
 - Bank Info
 - IRS
 - Maintenance Fees
 - Payment Plans
 - 2024 Financials by Month
 - 2024 Liens
 - A director who is not on Facebook director took issue with another director's personal FB page as a code of conduct issue.
 - Motion to adjourn Executive session was made at 10:12 by: Jerry Sullivan
 - Motion Seconded by: Charlene O'Brien
 - All were in favor no one was opposed.