

BOARD MEETING AGENDA

Date: Saturday, April 20, 2024

Time: 9:00a.m.

Place: Carlisle Baptist Church

1. **Call to Order** – meeting was called to order by chairman at 9:00a.m.
2. **Roll Call** – Directors in attendance were Bertha Corley, Travis Elliott, Joe Chambers, Kelly Harrell and Kelly Rahm
3. **Approval of meeting minutes from 3/9/24** – minutes were sent in advance to board members and with one correction on #6 which was corrected and approved. Bertha motioned to accept, Joe 2nd. All in favor.
4. **Reports:**
 - a. **Financial**-Kelly Harrell read financial report. Travis motioned to accept, Joe 2nd. All in favor.
 - b. **Roads**-Travis said maintenance previously completed seems to be holding up. Need some asphalt on the hill going down to Highline. The channel in front of the log cabin will need to be fixed before a complete washout happens. Joe relayed that maintenance on the roads could be outside of budgeted items.
 - c. **Community Communications**-none at this time.
 - d. **Fundraising**-Bertha entered minutes from committee meeting. The committee is asking for donation for meats for the general meeting. Three people offered to donate.
5. **Old Business:**
 - a. Discuss and act to choose Secretary-Travis accepted secretarial duties of mailouts with help from chairman providing mailing information. The next board will choose its secretary for the following year.
 - b. Discuss Bank card/Electronic payments-we have received 2 assessment payments thru Paypal with success.
6. **New Business:**
 - a. Discuss and act on updating/modifying budget (Current expenses, Insurance quotes, attorney retention, advanced loan pmt., etc.)-Insurance quotes for liability insurance were given. Motion to accept Texas Specialty Insurance quote for \$955.00 as liability insurance for 2024 year was made by Travis, Kelly 2nd. All in favor. Board opted to not make additional loan/principal payment at this time. Current budget was amended and a motion to accept by Bertha, Joe 2nd. All in favor. Copy of budget will be sent with general meeting notice. More information was needed to explore ideas of attorney retention, management companies or options for dissolution and options for a private maintenance contract for community.
 - b. Discuss and act on general meeting agenda/voting ballot-Agenda will be tabled until closer to time to send notification to members. An amendment will need to be sent to members for board of directors to be able to make MINOR changes to bylaws to conform to Federal, State and Local laws.
 - c. Discuss and act on safety issues within the community-none at this time.
7. **Next Meeting Date** – General meeting on 5/25/24 from 9:00a.m.-12:00p.m. at the 356 Volunteer Fire Department.
8. **Adjourn** – Meeting adjourned at 10:36a.m.
9. **Executive Session** – convened at 10:44a.m. Liens will be placed on 2 properties and certified mail letters will be sent to all property owners in arrears. Several properties need further investigation of ownership. Executive session adjourned at 11:02a.m.