



Gainesville Horseman's Ranch Homeowners Association
171 County Road 1262, Whitesboro, TX 76273

October 15th, 2024, at 6:30 PM
Board of Directors Meeting
Location: Community Center and Zoom

AGENDA

I. CALL TO ORDER

- a. Meeting called to order

II. ROLL CALL

- a. President: Scott Walker
- b. Vice President: Rick Larson
- c. Treasurer: Jennifer Sterling
- d. Secretary: Vacant
- e. Ad Hoc: Bart Ullrich
- f. Guests (In Person):
- g. Guests (Zoom):

III. APPROVAL OF PRIOR MINUTES

- a. Minutes from meeting 5/21/24 & 8/26/24 & 9/24/2024

IV. FINANCIAL REPORT (Jennifer Sterling, Treasurer)

- a. Income
- b. Expenses
- c. Motion to accept the Financial Report:

V. COMMITTEE REPORTS

- a. President's Report
- b. ARC Report (Jim Lipps, Chair)
- c. Arena & Trails Report
- d. Common Areas Report
- e. Governing Documents Committee (Kathryn Quinn, Chair)
- f. Social Report (Dana Hamilton, Chair)

VI. MEMBER OPEN FORUM

- a. Remind attendees that opinions shared in the Member Open Forum are those of the speaker, and not the Board of Directors or the Association
- b. Member comments are not open for debate or discussion
- c. Requests to speak: None

VII. BUSINESS CONDUCTED Between Meetings

- a. None



Gainesville Horseman's Ranch Homeowners Association
171 County Road 1262, Whitesboro, TX 76273

VIII. OLD BUSINESS

- a. Common Area Improvement
 - i. Requests for funds
 - ii. Requests for approvals
- b. Arena & Trails Improvement
 - i. Requests for funds
 - ii. Requests for approvals
- c. Social Committee
 - i. Requests for funds
 - ii. Requests for approvals
- d. Governing Document Committee Discussion
 - i. Requests for funds
 - ii. Requests for approvals
- e. Stray Dog Issues (behind lots 27-34)
 - i. Installation of fencing started
 - ii. Plans for continued work being organized
- f. Covenant Enforcement and Fining Policy
 - i. Requests for funds
 - ii. Requests for approvals
- g. Request for Lease and Tenant Information – Request posted/Email sent to community
 - i. Status?
 - ii. Discussion
- h. Liability signs for trails
 - i. Updates
- i. HOA Web Management Services
 - i. 2 companies Reviewed
 - ii. Discussion
 - iii. Vote to approve
- j. Member/Owner Enforcement Policy Notification – Notice posted/Email sent to community
 - i. Discussion
- k. Review 3 Updated Draft Notices
 - i. Discussion
 - ii. Vote to approve
- l. Export Function for Website ARC requests
 - i. Yearly: \$79 Lifetime: \$249
 - ii. Discussion



Gainesville Horseman's Ranch Homeowners Association
171 County Road 1262, Whitesboro, TX 76273

IX. NEW BUSINESS

- a. First ballot prepared for CCR update vote
 - i. Discuss any needed changes / Vote to send
- b. New Volunteer for 5th ARC position
 - i. Discussion/vote
- c. Proposal to begin ARC archive project
 - i. Discussion/vote
- d. Flying drones in community
 - i. Discussion/action needed
- e. Tractor Weights needed
 - i. Discussion/vote
- f. Removal of old signposts from arena/clubhouse entrance.
 - i. Discussion/vote
 - ii. Sd
- g. 2025 BOD Election Planning
 - i. Discussion/actions needed
- h. 2025 Budget Planning
 - i. Discussion/actions needed

X. POTENTIAL VIOLATION(S) DISCUSSION

- a. Discussions

XI. NEXT MEETING DATE(S)

- a. Next BOD Meeting Date: November 12th, 2024, 6:30 PM
- b. Next Workshop Date: None
- c. Motion to adjourn:

XII. EXECUTIVE SESSION

- *Adjourn GHROA Board Meeting and convene for Executive Session, if necessary (as allowed under Chapter 209 of the Texas Property Code)*
 - *Adjourn the executive Session and reconvene the GHROA Board Meeting to Order, if necessary*
 - *GHROA Board action to be conducted on any applicable business discussed in Executive Session, if necessary*
- a. Excuse Guests
 - b. Motion to move to Executive Session
 - c. Executive Session Business
 - i. Emails from community or Potential Violations
 - d. Return from Executive Session
 - i. Action(s) resulting from Executive Session, if any
 - e. Summary of Executive Session



Gainesville Horseman's Ranch Homeowners Association
171 County Road 1262, Whitesboro, TX 76273

The 2024 Gainesville Horseman's Ranch Owner's Association Board of Director Goals:

- a. Common/Clubhouse Maintenance & Improvements
- b. Committee Empowerment
- c. Updates to CCRs, By-Laws, & R&Rs
- d. Tractor & Drag purchase