



**Gainesville Horseman's Ranch Homeowners  
Association, Inc.  
Acreage for Horse People**

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January 30, 2022, 2 P.M.

GHROA Owners Meeting

Location: Community Center with Zoom

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**AGENDA**

- I. CALL TO ORDER/INTRODUCTION OF 2022 GHROA BOD'S**
- II. ROLL CALL**
  - A. Sign-in Circulate Attendance Sheet
  - B. Determine Owner Quorum
- III. APPROVE OWNERS MEETING MINUTES FROM OCTOBER 3<sup>rd</sup> 2021**
- IV. FINANCIAL REPORT (GHROA Treasure)**
- V. ACCOMPLISHMENTS**
  - A. 2021 BOD'S
    - 1. Website Update
    - 2. Automation of ARC Process
    - 3. Repair of two trail/culvert washouts
    - 4. Repairs to Arena, Tractor, Clubhouse (A/C, Plumbing, Washout, Parking Lot)
    - 5. Repairs to R/V Hookup Electrical
    - 6. Empowerment of Existing Committees
      - a. Funding
      - b. Authority
    - 7. Establishment of Social Committee
    - 8. Establishment and funding of community maintenance program
    - 9. Balanced budget
    - 10. Positive net income
    - 11. No increase in assessments
- VI. ITEMS FROM THE BOARD**
  - A. Voting Update
  - B. Attorney Update
    - 1. Indebtedness
      - a. Handled by Attorney
    - 2. CC&R updates/Voting percentage change
      - a. Is this necessary with improved voter participation?
    - 3. Proposed Bridal Path Easement Transfer
      - a. Negotiations in progress with attorney
    - 4. Bylaw modification to act in same manner as declarant
      - a. Attorney



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5. Fundraising

- a. Board and attorney determining impact of fundraising on non-profit status

C. Plan Installation of Speed Limit Signage

D. Mowing Bids

I. Maintenance Plans

1. Common Areas

- a. Clubhouse
  - i. Foundation
- c. Trail near Clubhouse (base)
- d. Front Gate
  - i. Shrubs
  - ii. Pillar Top

2. Arena

- a. Arena Screens
- b. Arena Leveling
- c. Arena Foundation

**VII. UNFINISHED BUSINESS**

- A. Trail improvements/safety hazards
- B. Future Agenda Items
- C. Future Meeting

**VIII. PUBLIC COMMENT**

**IX. NEXT MEETING DATE**

**JANUARY 2023**

- *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*
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