Meeting of Directors, via Zoom Date: Thursday, January 07, 2021 6:30pm

Attendance of Directors and Officers

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| Name | HOA Position | Present or Absent | Role in Meeting |
| Charles Johnson | President & Director | Present at 7:00pm |  |
| D’Ann Linwood | Vice President | Present at 7:00pm |  |
| Lori Larson | Secretary | Present |  |
| Charles Lundin | Director | Present | set up Zoom |
| Barbara McCoy | Treasurer | Present |  |
| Lorraine Revelle | Director | Present | Leader |
| Steve Tharp | Former Director | Present | Consultant for ACC |

The meeting started at 6:38pm. It was called to order by Lorraine Revelle.

1. Debit Card/Credit Card assignments

It shall be a policy that one debit card will be applied for and assigned to the Treasurer. A $250 spending limit is adopted and any larger amount will require approval of the directors.

Motion by Charles Lundin

Second: Lorraine Revelle

Vote: Approved.

1. Adopt Budget.

The budget adopted projects total expenses of $33,489 with income of $34,080. This is a surplus of only $590, which is $2.11 per lot. Directors previously approved an increase to $109 for the annual assessment upon initial review of the budget.

Motion by Charles Lundin to adopt the budget.

Second: by Charlie Johnson

Vote: Approved.

1. The directors discussed the policies for the treatment of the Chase Bank account and decided to table that until the next meeting or thereafter.
2. Business on Deer Brook Road  
   Lorraine reported: After contacting the city numerous times, the City of Garland is still doing nothing. The owners are still operating the business. Tommy Cobb, local code inspector, is not participating or pursuing the violation of the City Code. Alternative actions include sending a strongly worded letter to the Code Department, Mayor, and Councilman was discussed. Participants all noted objections to the situation. The director of Code Compliance is Rick Barker. Steve gave the phone number to Lorraine who offered to contact Mr. Barker in the morning and seek a resolution.
3. Review and consideration of a Resolution of the Architectural Control Committee (“ACC”) functions and Property Committee

Directors with the assistance of Steve Tharp, reviewed, discussed and adopted a Resolution to accept the functions of the ACC and creation of a Lot and Property Committee.

Motion to adopt: by Charles Lundin  
Seconded by Lorraine Revelle.   
Motion carried unanimously.

Copies of the resolution and the minutes will be posted to the old and the new website. A copy will be sent to each Director and to the Secretary.

1. Motion to end the meeting: Charles Lundin  
   Seconded by Charlie Johnson

Approved unanimously.   
Meeting ended at 8:40 pm