

**HARVEST BEND, the MEADOW
HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES – OPEN SESSION**

Pursuant to Article V, Section 2 of the By-Laws of Harvest Bend, the Meadow Homeowners' Association, Inc. the Open Session of the monthly Board of Director meeting was duly noticed and convened on Thursday, December 16, 2021, 7:00 p.m. via ZOOM.

IN ATTENDANCE

Directors Calloway, Herrera, Teague and Valigura were in attendance.

OTHERS IN ATTENDANCE

Association & Community Management Professionals, Inc. (Management) representative, Ransom Daly, was also in attendance.

APPROVAL OF THE MINUTES

The Board reviewed the November 18, 2021, Regular Board Meeting Minutes. A motion was made by Director Valigura, seconded by Director Teague, and unanimously approved accepting the November 18, 2021, minutes as presented

**ITEMS APPROVED VIA UNANIMOUS CONSENT
REPORT OF ACTIONS IN PREVIOUS EXECUTIVE MEETING**

No actions taken in Executive session.

ITEMS APPROVED BETWEEN MEETINGS

None.

MANAGEMENT REVIEW

Management reviewed the monthly financials and old business. The Association is 97% collected as compared with 96% last year, 96% in 2019 and 97% in 2018.

2021 LEGISLATIVE

The Board reviewed and considered the 2021 Legislative Policies. Director Valigura will review them for final approval.

ACCOUNT 665971

The Board reviewed the attorney email regarding account 665971. The attorney recommended filing a notice of violation for the deed restriction violation. Director Valigura made a motion to file a notice of deed restriction violation. Director Calloway seconded the motion and it was unanimously approved.

ACTIVITIES

Director Calloway stated that the following houses were awarded the Christmas Decoration respective prizes:

1st place 9411 Walnut Glen
2nd place 10811 Gusty Winds Ct.
3rd place 10814 Harvest Sun

Director Valigura reviewed the Santa at the Park event which was well attended. It appeared over 180 people were in attendance.

BOARD DIRECTION DEED VIOLATION

0224 Improperly stored vehicle

Director Valigura made a motion to have the attorney proceed with corrective action. Director Calloway seconded the motion and it was unanimously approved.

ACC COMMITTEE

Director Valigura made a motion to appoint Oscar Orozco to the ACC. Director Calloway seconded the motion and it was unanimously approved.

MONTHLY ACC PROCESSING

The Board requested the monthly management review contain the ACC's processed the previous month.

EVENT CO-ORDINATOR

Director Valigura made a motion to appoint Director Herrera as the event coordinator. Director Calloway seconded the motion and it was unanimously approved.

OPEN FORUM

No homeowners were present.

NEXT MEETING

The next open session of the Board of Directors monthly meeting was set for January 20, 2022.

ADJOURNMENT

The meeting adjourned at 7:56 p.m.

Judy Calloway, Secretary
Harvest Bend, the Meadow HOA. Inc.

DATE