

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES  
November 11, 2022

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on November 11, 2022, at 3:31 p.m. in accordance with the Covenants and Restrictions of the Association.

Board members present at the meeting were Christine Watters, Roy Davis, and Tom Winkelman. Also present were Diana Higginbotham and Linda McQueen.

Guests present: Charlie Messer, Matt Talbert, Allen Gump, Vinnie Yakubanski, Melissa Foley, Kelly Lee, and Tony Lee.

Christine Watters called the meeting to order.

A motion was made by Roy Davis and seconded by Tom Winkelman that the minutes from the last meeting held October 14, 2022, be approved as written.

The Financial Statements were presented and an approval motion was made by Roy Davis and seconded by Tom Winkelman. Checks for Accounts Payable were approved and signed

**Old Business: None**

**New Business:**

1. New Officers are Tom Winkelman, President; Christine Watters, Vice-President; and Roy Davis, Secretary/Treasurer.
2. It was agreed that Christine Watters become the new Registered Agent for SWPOA.

**ACC:**

ACC reported and approved the following Building Permits:

1. Messer, Charlie: Outdoor Fireplace, 7021 Hell's Gate Loop
2. Stamps, Frank: New Construction, 7044 W. Hell's Gate Drive
3. Sparkman, Monnie: Pool, 6069 Hell's Gate Loop

Charlie Messer reviewed the timeline of the building project at 6057 Hell's Gate Loop. Tom Winkelman will view the property and discuss resolutions.

**Open Forum:**

Matt Talbert mentioned issues regarding Short Term Rental properties. Diana Higginbotham explained that SWPOA is unable to change any rules of the organization without an amendment to the Covenants which requires a two-thirds vote of the property owners.

The date for the next meeting was scheduled for Friday, December 9, 2022, at 3:30 p.m.

There being no further business, Christine Watters called for adjournment at 4:39 p.m.

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Roy Davis, Secretary