

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
July 14, 2023

The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on July 14, at 3:34 p.m. in accordance with the Covenants and Restrictions of the Association.

Board members present at the meeting were Tom Winkelman, Christine Watters and Roy Davis. Linda McQueen and Hannah Holstein were also present.

Guests present: Linda Jordan, Claudene Wells, Wayne Cashion, Carol Cashion, Nancy Warren, James Smith, Wade Gear, Lori Bruns, Charlie Messer, Vinnie Yakubanski, Tom Jordan, Merit Holstein, Todd Burns, Ann Burns, Rick Bird, Jana Law, Leroy Law, Scott Parrish, Koby Rogers, Lloyd Raforth, Melissa Foley, Sandy Winkelman.

Tom Winkelman 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 June 9, 2023, be approved as written.

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

Old Business:

- a. None

New Business:

- a. Oral presentation from Executive Session 06/09/2023.
As read in the meeting: "The Board of Directors of Sportsman's World Property Owners' Association, Inc. met at the Volunteer Fire Department, Palo Pinto County, Texas on June 9, at 3:48 p.m. in accordance with the Covenants and Restrictions of the Association to discuss recent information received from the attorney now representing SWPOA.

We have learned that the building codes had not been filed with the county. Because there also needed to be some updates to the codes the board unanimously decided that it was in the best interest of the membership to start the process with new Architectural Control Committee members. It was agreed that the existing building codes be removed from the website during the preparation of updated codes which will be filed with Palo Pinto County."

- b. The appointment of alternate member to ACC was deferred to attorney.
- c. Appoint new member to the Nominating Committee was deferred to the August 12th meeting.
- d. Add Hannah Holstein authorization for bank inquiries.

ACC Reported on:

- a. Greg Shannon, 7109 Hell's Gate Drive, New Construction (Approved)
- b. Bheem Athanikar, 5117 Hell's Gate Loop, New Construction (Approved)

A question was asked regarding the approval of Billy Bartee's carport. It was noted that the approval was complete and omitted from the meeting list in error.

Open Forum:

Open Forum included request for explanations of changes to the Architectural Control Committee and building codes. It was explained that based on the information received from new counsel, the building codes were never filed and need updating and the board is working with counsel to prepare those new codes.

The date for the next meeting was scheduled for Friday, August 11, 2023, at 3:30 p.m.

There being no further business, Tom Winkelman called for adjournment at 4:29 p.m.

Roy Davis, Secretary