

**AMITY HOA BOARD MEETING  
JULY 22, 2021**

**1. Call to Order**

The meeting was called to order at 6:33pm. Lee Caufield, Nellie Williams and Nick Taylor were present. This constituted a quorum. Stacy Brown joined the meeting at 6:45. Rich Rogers was absent. BOD President Lee Caufield made some opening remarks.

**2. Open the floor to Members of the Association to address the Board of Directors**

No members introduced any topics for discussion.

**3. Financial Report**

Bill Jones, the HOA Manager, presented year-to-date financial reports. These reports were attached to the agenda and sent out to all HOA members. A motion was made and carried to approve the financial reports as presented.

**4. SB1588**

Mr. Jones detailed the requirements for compliance of this new law that will become effective September 1, 2021. The following four motions were reviewed and approved by the BOD.

- Move that management is authorized on behalf of this Board of Directors to submit amendment to the Amity Homeowners' Association, Inc. Policy Manual recorded and found in the deed records of Bell County, Texas at 2020014106 along with any technical or non-substantive changes as required for adoption and management directed as needed to implement changes compliant to the Texas Property Code §202.018(a)(b).
- Move that management is authorized on behalf of this Board of Directors to contract necessary services along with any technical or non-substantive changes as required for adoption and management directed as needed to implement changes compliant as required for the Association to be in compliance with Texas Property Code §202.006/§207.006/§209.002/ §209.0051 (e)(h) at a cost not to exceed \$75.00 per month for twelve (12) months.
- Move that management is authorized on behalf of this Board of Directors to provide for adoption by this Board of Directors a resolution that, along with any technical or non-substantive changes as required for adoption and management directed as needed to implement changes compliant to the Texas Property Code a new Committee called hereafter: the Architectural Control Committee with the necessary statutory requirements to establish the governing authority for review and approval of improvements within the subdivision.
- Move that management is authorized on behalf of this Board of Directors to provide for adoption by this Board of Directors a resolution that, along with any technical or non-substantive changes as required for adoption and management to be directed as needed to implement changes compliant to the Texas Property Code that changes the current recorded Policy Manual upon receipt of a written appeal to Cure a violation and provides the following approved actions by the Board of Directors.

Approval was also made to portal into the Accent Real Estates website to insure all of the items required to be present and maintained on our website will be in compliance with SB1588 at an Association cost of \$75.00 per month.

There was also discussion for creating a rotating pool of HOA member volunteers to represent the HOA CC&R's compliance and litigation within the HOA. A fixed panel of 3 volunteers will be

chosen for the ARC committee, which will now be maintained within the Amity HOA itself. The BOD has the authority to VETO decisions.

**5. Report of Lighting Study with Fiscal Impact for Amity Estates**

Travis of Bison Landscaping was to report on this topic, but was absent from the meeting. His findings will be reviewed by the BOD when presented.

**6. Report on Acquisition of Light Poles**

Seven light poles were acquired by Mr. Jones at no cost to the HOA. They are galvanized 18 foot poles. Bison will secure and store them for the HOA until used.

**7. Review and Approval of Minutes from Directors Board Meeting on 6/24/2021**

A motion made and carried to accept the minutes as recorded.

**8. Adjourn**

At 7:48pm a motion was made and carried to adjourn the meeting

**Nellie Williams** - Secretary

July 24, 2021