

CAVE HOLLOW BAY HOMEOWNERS ASSOCIATION

MEETING MINUTES

October 11, 2025

The regular meeting of the Cave Hollow Bay Homeowners Association was called to order by Tracie Hermes, President at 10:00 AM CST.

Tracie informed members that Donita White had resigned as Secretary/Treasurer following the last meeting,. She introduced Samatha Harmon as the new Secretary/Treasurer that the Board had appointed.

Tracie requested that if anyone wanted to speak, they stand and state their name. Only one person should be speaking at a time. As Sargant at Arms, Jerry Swartz will serve as time-keeper and maintain order of the meeting.

Approval of Minutes

The minutes of the August 9, 2025 meeting were read by Susie Shelley. Motion to approve by Bobby Ramsey, second by Kelly Anderson. Motion approved.

Finance Report

Finance report given by Samatha Harmon. Total of all cash accounts is \$77,101.74; expenses \$27,646.71 as of September 30,2025. Total amount of outstanding accounts receivable is \$299,162.48. Motion to approve finance report by Glen Goff; seconded by Mel Shelley. Motion carried.

Tracie made a motion that all accounts be eliminated leaving only general and fund-raising accounts. She moved that expenses be categorized to make it easier to tract expenditures. Second by Bobby Ramsey. Motion carried.

Courtesy Dock Update

Jerry Swartz reported that he had ordered bumpers for the dock and they will be installed when they arrive. He stated a safer path to the dock is needed.

Roads and Maintenance

Jerry Swartz gave a report on the roads. The following roads have received maintenance: Poplar, Pineview, Hilltop, Dogwood, Holly Cave, Woodland, Lakeview, Hickory and Walnut. Rock Lane still requires considerable work. He reported that he was working with a good contractor. Jerry requested that if a blacktop road needs attention to call the magistrate. Jerry reported that he will be working on road sign repairs over the winter months. He asked that he be contacted regarding any signs that are damaged or down.

Tracie commented on the Road Liaison that was created at the last meeting. She asked those volunteers to preferably inspect the road on the thirtieth of the month and report to Jerry. Volunteers are still needed in Units three and six.

By-Laws

Mel Shelley reported on the By-Law Committee's recommendations. A motion was made at the August meeting to change meeting times from 10 AM to 9 AM. The By-Law Committee is recommending the times be changed to 9:30 AM. Motion to approve this change made by Kelly Anderson; seconded by Samatha Harmon.

Another motion from the August meeting recommended the number of HOA meetings be changed from five to eight per year. The By-Law Committee has reviewed and recommends number of meetings be changed to seven. Meeting months would be March, April, June, July, August, September and October. The month of May would be omitted as the meeting falls on Mother's Day weekend. Glen Goff made a motion to accept the By-Law Committee's recommendation. Seconded by Debbie Albright.

Mel stated that the following technical changes be made to the by-laws:

1. Article IV. Board of Directors section A: change "The Board of Officers Directors" to "The Board of Directors"
2. Article II. Association Membership and Voting section E change "A vote on any matter brought before the Association will carry with a majority of voted cast" to "A vote on any matter brought before the Association will carry with a majority of votes cast"
3. In Amendment 2 regarding changes to Article VII section 1.A, paragraph L should be paragraph K.

Barbara Swartz made motion to approve these changes; seconded by Chris Harmon. Motion carried.

There was also a request for the By-Law Committee to review proxy voting. Mel stated the committee has discussed this but has no recommendation at this time. According to state law if proxy voting is not addressed in the by-laws then it is allowed. He stated that the committee had discussed proxy voting, absentee ballots and no proxy voting as options. He suggested that the committee meet again and develop a list of pros and cons for each option. Mel made a motion to table proxy voting at this time. Second by Sharon House. Motion carried.

Other Business

Mel Shelley recommended that the HOA sell the yellow tractor but keep the grader box. He suggested selling price of \$1,500., He stated the tractor had a slow leak in a tire and leak in power steering. The bucket also needs some welding. Debbie Albright made a motion to sell the tractor per Mel's recommendation; second by Sharon House. Motion carried.

Mel Shelley and Jerry Swartz recommended that a skid steer be purchased. By having this piece of equipment small problems could be addressed without having to use a contractor. Bobby Ramsey has one for sale that is five to six years old. Purchase price is \$35,000. Seventy percent of the track is worn but he will replace it when it is worn out. Only authorized drivers will be allowed to drive the skid steer. Jerry Swartz made a motion to proceed with the purchase; second by Kelly Anderson. Voting as follows: Yes-10; No-3; Abstain-1. Motion carried.

Jerry Swartz recommended the HOA purchase a zero turn mower for use at the Community Center. He estimated the cost at \$4,000. Motion to purchase by Bobby Ramsey, second by Chris Harmon. Voting as follows: Yes-11; No-0.

Barbara Swartz made a motion that elected officers have a background check completed at the cost of the HOA prior to taking office. Second by Mel Shelley. Motion passed.

Motion to adjourn by Sharon House, seconded by Mel Shelley. Meeting adjourned at 12:15 PM CST.

Susie Shelley, Recording Secretary

Date