

# Mountain River Owners Association

Board of Directors

Minutes of Board Meeting

March 8<sup>th</sup>, 2025

Minutes of the Board of Directors meeting of the Mountain River Owners Association, Millsap, Texas, held virtual invite by email and in person at the MROA Community Center, 312 Red Bluff Circle in Millsap, Texas, at Ten O'clock AM on March 8<sup>th</sup>, 2025.

## I. CALL TO ORDER

Richard Wilkins President called the meeting to order at approx. 10:00 AM.

Followed by Pledge

## II. ROLL CALL OF OFFICERS

Richard Wilkins, President; Shelley William, Vice President; Jana Price, Secretary; Michelle Delagarza; Board member. Tammy Cooke; Board member by phone.

Absent: Dorlinda Ingersol, Carla Barker

Board Members emphasized the need for the community to come together to address the issues caused by the Palo Pinto County Judgment and the need to maintain the secluded, peaceful atmosphere of their location, and to encourage community collaboration.

## III. APPROVAL OF EXECUTIVE MEETING MINUTES

Motion made by Michelle Delagarza, to approve Executive Minutes

**Seconded by Shelley Williams**

**Motion approved by board vote.**

## IV. FINANCIAL REPORT

Treasurer Carla Barker was on vacation, and Jana Price provided the financial report.

- A. Operating Fund: \$ 4,108.11
- B. Reserve Fund: \$10,046.17
- C. Total Assets as of **3/1/2025**: \$14,154.28

Discussion of insurance payment of \$433 per month for the community common areas, would continue until the renewal is offered end of September 2025. Board Members also discussed the Corporation issues of filing their 1120 h taxes and the need to collaborate with the hired community attorney on this matter. They also addressed the call box system; the community is at capacity, suggesting the need to add more users or charge a convenience fee for gate access. Most of the community uses gate cards or clickers, and call box is just used as convenience.

Each person added to the call box requires a user license, the current monthly rate is 175.91 per month, Electricity averages 40-50 dollars each month if the gate is open or closed full-time. This is considerably less than the old gate system which averaged 300-400 dollars a month.

Member Bruce Wright interacted with the meeting and requested the gate be open during day hours to avoid having to remove users or add additional users with cost increases, adding it is not the people coming into the community causing issues it is people inside the gates. President Richard Wilkins agreed and requested the gate schedule to remain open Monday - Friday from 7 AM - 7 PM and revisit the situation in early May.

**V. MEMBERS' VOTING STATUS FOR MROA INC. GIVEN JUDGEMENT**

The board discusses the recent court decision invalidating CCNRs for Palo Pinto County property owners from 2012, which now affects their voting rights in the community caused by the lawsuit against the community, leaving Parker County property owners as only current voting members as CCNRs for Parker County have not been challenged in court. Also discussed was the failure of the Judge to identify the need to wind up the corporation as required by Texas Statutes.

**VI. FUTURE STATE OF ASSETS OWNED BY MROA INC.**

The board advised three options for moving forward:

- The amendment of Mountain River Owners Association Inc.'s current Articles of Incorporation and Bylaws focuses on less restrictive covenants. It incorporates both counties' EPA requirements for sewer and floodplain building while following guidelines in place for Brazos River Authority and Utility easements. Setting an assessment fee, with owners receiving one vote instead of by the number of lots.
- Creating a voluntary HOA, in which property owners from both counties would need to buy in and focus on funding common areas ( Beach, Road, Gate, Community Center, Utilities and Maintenance, Insurance for common areas and create restrictions for each ) This would require a transition from the current entity to new voluntary HOA entity. Placing trespassing restrictions on those property owners who do not contribute to only having access to roads for necessity reasons.
- Dissolving the HOA and selling the Common areas including any assets used for its purpose. This would require a judge to place a trustee in place and property

owners would then need to make a claim to be awarded. The trustee would be responsible for the percentage owners would be entitled to receive.

The board emphasizes community input and legal compliance to avoid future issues. They also address concerns about road access, common area usage, and the financial implications of each option.

## **VII. LAWYERS STATUS**

Cagle Pugh Attorneys and counselors were hired to assist with the current HOA issues at the advice of the insurance firm representing the community in the recent legal suit. This firm will protect the interests of the community.

Their interjection is below:

“The best option is to have a HOA, but we need 100% of the votes. The deed restrictions can be as narrow or as encumbering as we want. But we need to know what the community wants.”

“The purpose of the HOA isn’t to enforce the covenants, it is to maintain, repair, replace, and fund *the common areas*.”

“If there is no HOA at all, the board will sell the common areas. No gates, no beach, no amenities, no services, but many potholes, and will advise how to complete the winding up of the corporation.”

## **VIII. BUDGET NEEDS**

Board Members discuss the community's financial situation, emphasizing the urgent need to raise funds for insurance and road repairs. They explain that the annual expenses are around \$15,000, with insurance costs expected to increase by 4% next year. Board Members address concerns about transparency, stating that financial reports are available at meetings. They also defend the decision to retain a lawyer for the community, despite some members' objections. Board Members expressed honesty with community members about the financial situation and expressed frustration with accusations of dishonesty and misinformation spread on social media and as a team informed the audience it would not participate in discussions on social media.

### **Additional conversations:**

Property Owner Russell Hess added to the discussion the need to privatize the community and avoid lawyers, his plan was not understood and required further deliberation if his approach would be the best option for the community. Property owner Nova Parks added look up the Republic of Texas.

Property Owner Russell Hess added, reducing the speed limit of the road to 10 miles an hour and placing speed bumps due to vendors like Fedex, Amazon and Trash trucks speeding.

It was then asked of the audience to help form committees for common areas and ideas to fund and maintain for the benefit of the community and to hold smaller group meetings with the community on how to unify and achieve a goal for all. Sign up sheet was placed around the walls of the meeting room.

The members of the committees and those who have signed up are identified accordingly.

**Community Center Committee:**

- Property owner Tina Finicum
- Property Owner Boyd Ferris

**Community Park Committee:**

- Property Owner Eric Brown
- Property Owner Mike Cherry

**Gate and Roads Committee:**

No one signed up to lead this committee to date.

The board will ask the community again for a committee.

**NEXT MEETING DATE**

Community Meeting Saturday May 3<sup>rd</sup>, 2025 at 10 AM.

Location: MROA Community Center, 312 Red Bluff Circle in Millsap, Texas.

**Motion to adjourn meeting by Richard Wilkins**

**Seconded by Michelle Delegarza**

**Motion approved by board**

The Meeting was adjourned at 11:30 AM on March 8<sup>th</sup>, 2025

The Board did not adjourn to executive session.

*Jana Price*

---

Jana Price, Secretary

**Meeting Minutes submitted by Jana Price on March 22nd 2025.**

Minutes approved by: \_\_\_\_\_

---

---

Date Minutes Approved: \_\_\_\_\_

..

DRAFT