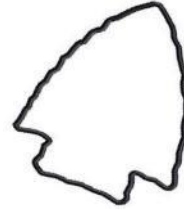




Arrowhead Shores Owner's Association
5707 Parkside Ct.
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www.asoatx.org



Arrowhead Shores Owners Association - Board Meeting

Date: June 09, 2026 @ 6:30pm

Meeting Notes

1. Meeting Called to Order

Motion: Kathie 2nd: Kale Time: 6:30pm

Roll Call – Board Members: Kathie Vaught – President / Treasurer; Kale Rokus – Vice President;

Keran Jonson – Secretary; Greg Chennault – VP Maintenance

Board Members absent: _____

2. Welcome Members Attending

- A. If anyone is new, explain meeting purpose and state when and how members may participate
- B. Optional: If anyone is new, invite introductions by name and how long lived/owned in ASOA

3. Minutes

Board Minutes from previous meeting: Read ____ Yes / X No

Motion to Approve: Kale 2nd: Keran

4. Reports

A. Financial Report for Month of June: (Kathie) – Bank Balance as of end of June
\$24,781.09; Income \$8,257.99 Expenses \$2,665.74 **Profit** / Loss \$5,592.25

****See next page for breakdown****

B. Maintenance Report (Greg)

- Mowing Update – we have someone mowing the lots that we have contracts on as well as the community areas. Spoke with someone about the weed eating and will discuss this further with him tomorrow.
- Pool Update – Pool is running well and all seems to be running as it should.

C. ACC Report and Building Permits (Dean Martin) Dean is out of town and didn't have anything that needed to be said.

5. Unfinished Business

- **Lien Update:** Getting with Dick with TLS about where we are in the process of getting the lien placed on the property that we are currently trying to place on lien on due to unpaid dues, late fees and court fees
- **Movie Night Clarification:** Pick a date to have a movie night, follow up and set dates by next meeting.
- **Accounting Specialist update / Categorized and cleaned:** getting a booker (Tamara) to clean

up the accounts and get things cleaned up with QuickBooks. It will cost \$800.00 a year to get this cleaned up (correction to this – it is \$400.00 per year). It was asked if an accountant needed to be the one to do this and Kathie stated no, homeowner volunteered to look at QuickBooks to see if she could help.

- **Fundraising ideas:**

1. Karen's FB Poll – there was a poll to see if anyone would be interested in Qigong (Qigong is an ancient Chinese practice that integrates slow, rhythmic breathing, focused meditation, and gentle, intentional movements. Rooted in traditional Chinese medicine, its goal is to cultivate and balance your *qi* (vital life energy) to optimize physical health, mental clarity, and spiritual well-being. People would pay \$5.00 for class and the money would go towards the pool repairs earlier this year.
2. Pool aerobics and/or swimming lessons – still interested in getting some pool aerobics going and trying to find someone that can offer swimming lessons or water basics to the kids. If we don't advertise as swim lessons but water basics and survivals. Kathie is going to try and find this out before next meeting.
- **Pool passes updates:** We do have several people buying the daily passes and concession stand is going well. Total for the month of May was \$641.77. Was asked who was buying these passes if it were neighborhood people or people outside of the neighborhood, we don't keep track of that but will try and find a way to do that in the future.
 - A. Need to look more into Airbnb and what we can offer them to help bring in revenue.

6. New Business

- **Meeting Topic Forms:** Forms created and distributed to owners so they can introduce orders of business to the HOA. Started sending out the meeting topic form via email to the owners to see if this will help the owners who can't make it to the meeting but still need something discussed. Kathie sent it out late on Monday but will continue to send it out.
- **Office Manager:** This position does not qualify full time (16 hours a week with over 48 weeks worked with the year) or part time (16 hours a week with less than 48 weeks worked in a year) so we are moving this position to a contract labor position. This will help cut down on payroll taxes.
- **Website:** Deryk M. has offered to work with the HOA to put together the website and have it allowed homeowners to see the events coming up, any needs that the HOA has, volunteer section so if people would like to sign up for that and governing documents there as well. We are trying to make the website have the permit forms again and everything someone could be looking for to get in touch with the HOA. Place pictures of the current board so people can put faces with names. If you have any suggestions that you think could be helpful, please email the office. (asoatxhoa@gmail.com)
- **Security System:** Talked about updating the system due to there being an incident in the community room where someone opened all the drawers and placed the knives on the counter. Tried to look back on the current security system we have and couldn't get it go back and show us what happened. It is very outdated and we need to get a new one in to better see what is happening. Deryk M. can also help with this and has a system that he will send a quote on. We are going to be gathering quotes for this to be voted on in a meeting.
- **Pool Passes for Grandchildren:** Kevin P. is concerned about the cost for the grandchildren of the homeowners. For kids that are 5 and under do not have to have a pool passes. There is going to be a cap for the amount sold at \$50.00, will visit this some more.
- **Water Assistance and Elder Assistance:** Customers who qualify for the program will receive a \$20 credit for water and/or a \$20 credit for wastewater each month through the duration of their enrollment. For more information, please visit www.TXwaterutilities.com or call 866-654-7992.

7. Comments by Property Owners – None

8. Meeting adjourned – Motion: Kathie 2nd: Kale Time: 7:13pm

Profit and Loss
Arrowhead Shores Owners
Association
June 1-30, 2026

Income

Contributions – Donations	\$26.00
Room Rental	\$150.00
Late Fees Income	\$1,026.69
Membership Dues	\$3,352.15
Mowing	\$855.46
Transfer Fees	\$300.00
Sales – Pool & Concession	\$641.77
Resale Certificates	\$300.00
Unapplied Funds	-\$37.00
Interest	\$1,642.92
Total	\$8,257.99

Expenses

Utilities	\$222.09
Trash Services	\$63.64
Telephone & Internet	\$158.45
Payroll	\$596.85
Office & Admin	\$401.25
Taxes	\$34.08
Contractor Labor –	\$180.00
Maintenance –	\$927.19
Mowing -	\$150.00
Pool –	\$777.19

Miscellaneous**\$919.61**

Office Expenses \$50.14

QuickBooks Fees \$274.69

Community Expense \$594.78

Office Expenses \$44.88; Adobe \$5.26

CC Fees \$55.99; QB Fee 218.70

Refund Rental \$150.00; Pool \$419.78;

Reimb \$25.00 Pool Chairs