



Arrowhead Shores Owner's Association  
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## Arrowhead Shores Owners Association - Board Meeting

Date: May 12, 2026 @ 6:30pm

### Meeting Notes

#### 1. Call to Order and Roll Call

The meeting was called to order at 6:32 PM.

Motion: Kathie

Second: Greg

Board Members Absent: Kale Rokus

#### 2. Introduction of New Board

Kathie introduced the new board members for the upcoming year.

Keran introduced herself as Secretary

Greg introduced himself as Maintenance

Kathie introduced herself as President and Treasurer

Kathie announced that Jim has resigned as President due to moving to Arkansas

Kathie announced that Kale will be the new VP but was unavailable today

#### 3. Welcome Members

- ☐ New attendees were invited (optional) to introduce themselves by name and length of residency/ownership in Arrowhead Shores.

#### 4. Approval of Minutes

Minutes read from previous meeting: No

Motion to Approve: Kathie

Second: Greg

#### 5. Reports

##### A. Financial Report – April 2026 (Kathie)

- ☐ Ending Bank Balance: \$24,066.15
- ☐ Income: \$4,298.00
- ☐ Expenses: \$4,394.18
- ☐ Net Profit/Loss: (\$96.18)
- ☐ \*\*\*\*\*See Profit and Loss Statement for detailed breakdown\*\*\*\*\*

## B. Maintenance Report (Greg)

### Mowing Update

- ☐ The HOA has much to do to get caught up

### Pool Update (Greg)

- ☐ We need chemicals for the pool. David is going to take Greg and show him what is there. Kale gets pool chemicals for the pool when they are needed

Pool Opening: Saturday, May 23, 2026

Opening Party: Saturday, May 23, 2026

## C. ACC Report & Building Permits (Dean Martin)

- ☐ 2 Permits reviewed: A new house (waiting for septic plan) and a fence (approved)

## 6. Unfinished Business

### Lien Update

- ☐ A previously attempted lien will be reattempted. A skip tracer was unable to locate the person. A process server is going to make one attempt, if unsuccessful another lien will be refiled.
- ☐ A second lien, similar to the above, will also be reattempted.

### Pool Passes / Entry Fees

- ☐ Review of previous actions and activities:

A vote was voted at the annual meeting on April 25<sup>th</sup> approving the entry fees

- ☐ A question was raised regarding bylaws from 1974:

The HOA does not have to revert to 1974 bylaws regarding the pool -- per legal council

HOA only must revert to 1974 HOA dues and restrictions -- per legal council

- ☐ 2 concerns raised regarding the affordability of pool fees. Discussion in depth ensued:

The board will review how owner passes are distributed

The board will consider a cap for owners' immediate families

- ☐ A question was raised regarding pool hours of operation and pool attendant

Deed restrictions required hours are 1pm-7pm

A pool attendant is a safety and compliance with rules precaution, and will be in the concession stand or pool area

Pool Reminder -- Adult swim Tuesday and Saturday night from 7-9pm 21 and up

## 7. Clarification of Standard Practices

### a. Proxy Voting

Owners may assign a proxy to vote in their stead when unable to attend meetings

### b. Meeting Note Distribution

Meeting notes are emailed to owners (we need many owners to provide us with updated email addresses)

### c. Owner Participation with the HOA

Kathie is considering implementing a form for owners that cannot attend the meetings. Owners can fill them out to input an item of business; these forms must be submitted prior to a monthly board meetings call to order for discussion that day for 2 minutes; additional minutes can be voted on.

### d. Fund Raising Ideas to recoup expenses for bringing pool up to code

Considering Sno cone offering for passersby while pool is open

Advertising for outsider pool pass availability

Movie night for kids and adults needs to be clarified

### e. Income Accounting Practices

Clarification that all income is accounted for and categorized

## 8. New Business

### a. Excess funds are explained. This is an opportunity to request the excess funds from the county foreclosures

### b. Karen is going to poll FB regarding a class offering to raise \$ for the HOA

### c. Want to investigate offering swimming lessons

### d. Want to investigate offering pool aerobics

### e. Reminder this Saturday at 2pm BBQ Cookoff to raise money to enhance the playground/park for toddler sized children. Bring a side dish, we need pitmasters, \$10 to eat for adults, \$5 for students

### f. We have shade over the pool this year

## 8. Homeowner Comments

None

## 9. Adjournment

Motion: Kathie

Second: Greg

Time: 7:10 PM

Profit and Loss Statement  
Arrowhead Shores Owners Association  
April 1–31, 2026

**Income**

- ☐ Contributions / Donations: \$128.00
- ☐ Room Rental: \$225.00
- ☐ Cleaning Deposit: \$225.00
- ☐ Membership Dues: \$1,180.29
- ☐ Late Fees: \$170.71
- ☐ Mowing: \$1,150.00
- ☐ Transfer Fees: \$400.00
- ☐ Unapplied Funds: \$219.00
- ☐ Resale Certificates: \$600.00

Total Income: \$4,298.00

**Expenses**

Legal Fees: \$236.75

Utilities: \$1,462.81

- ☐ Water: \$902.26
- ☐ Electric (Pool): \$118.80
- ☐ Electric (Office): \$215.53
- ☐ Trash Services: \$60.77
- ☐ Telephone & Internet: \$158.45

Payroll: \$998.59

- ☐ Office & Admin: \$921.95
- ☐ Taxes: \$76.64

Maintenance: \$749.95

- ☐ Common Areas: \$67.08
- ☐ Park – Ant Control: \$100.00
- ☐ Annual Signs: \$560.00
- ☐ Pool: \$22.87
- ☐ Miscellaneous: \$824.83

(Includes office expenses, annual meeting costs, Adobe, office supplies, QuickBooks fees, and credit card/QB fees)