Minutes of Broadway Village Homeowners Association

Emergency Board Meeting

Meeting Date: Monday, September 30, 2019

Call to Order: An Emergency Board Meeting of the Broadway Village Homeowners Association was held in the Cabana of Broadway Village, Garland, Texas, after a proper notice to the homeowners and board members.

Current Board Members: Mark Ryan, Vice President; Jesse Ayala, Treasurer; and Sam Madden, Untitled Director.

Attendees: Mark Ryan, Jesse Ayala, and Elaine Healy (as secretary).

Not Present: Samuel Madden.

Under Article VI, Section 4, the meeting was called by Mark Ryan and Jesse Ayala, for the purpose of filling vacant board positions and discussion regarding obtaining an attorney to obtain court order to obtain records from Sam Madden and to notify homeowners that BB&T has closed our accounts.

There was a verification that the board had reached a quorum. The meeting was then called to order by Mark Ryan at 7:10 p.m.

Elaine Healy read the minutes from the August 27, 2019, meeting. Thereafter, a motion was carried and the minutes were approved.

Under Article V, Section 2, there was a motion that was seconded to appoint Elaine Healy as a director. The vote was unanimous.

There was then a motion that was seconded to appoint Kim Thiehoff as a director. The vote was unanimous and then the board appointed her as President.

Discussion was then held regarding the proposed bylaw changes. It was voted to return the bylaws back to the committee for further changes, requiring three board members live onsite. The President and Vice President will be included in the three.

Kim Thiehoff read the duties of each position.
Kim then proceeded to read the following:

1. The notice to all board members dated September 18, 2019, by certified mail, return receipt requested and first class mail, to bring all records (financial and any and all receipts and records) to this meeting.
2. Kim’s email to Officer Mohler that Sam would not attend the meeting at the advice of two police officials.
3. Officer Mohler’s email response that the officers only told him not to appear if there was going to be a chance for a disturbance or possible assaults.

Discussion was then held as to hiring an attorney to obtain a court order to obtain the necessary records, including financial, from Sam Madden. There was a motion that was seconded to move forward. The vote was unanimous.

Discussion was then held as to the closing of our accounts by BB&T and that Mark Ryan would research for a new bank immediately. Mark Ryan confirmed he has a cashier’s check in his possession from BB&T made payable to Broadway Village Homeowners Association. It was then decided that notice would go out to all homeowners to withhold payment of their October dues until banking arrangements could be made.

Adjournment: 8:11 p.m.

Discussion and Q & A with homeowners.

Broadway Village Homeowners Association Board of Directors

Kim Thiehoff, President
Mark Ryan, Vice President
Jesse Ayala, Treasurer
Elaine Healy, Director
Sam Madden, Director