

Guideline for Board Actions Concerning Amenities Changes

The Board has been assigned the responsibility to balance HOA amenities (= expenses) with HOA income. Actions in this regard are administered through majority Board vote.

In response to homeowner request, the Board will routinely follow a step-by-step process when addressing either additions to or elimination of Heritage Grand amenities. These steps:

1. The amenity change under Board consideration shall be listed as an agenda item of a future open Board meeting with typical notice given.
2. The amenity change item (if a motion is so made and seconded in the meeting) will be discussed by the Board in open meeting. (If a motion is not made or seconded, it is a subject not acceptable for discussion.)

Homeowners wishing to comment, once invited by the Board chair, will be allowed to do so (using regular Board procedures).

Routinely the Board will not vote upon the issue at that initial meeting but instead will table the issue so as to allow homeowners time to deliver additional feedback on the subject.

3. At a subsequent open meeting the amenity change item will again be addressed.
Homeowners will again be allowed to discuss the issue at that time under rules determined by those homeowners in attendance with facilitation by the Board (i.e., this component of the board meeting will be managed like a "homeowner meeting" versus a "board meeting").
4. Following receipt of the above input, the Board will now exercise its responsibility. (This exercise may include options like: approval, disapproval, further tabling, etc.)
5. In alignment with our governing documents, the decision of the Board is final.

Under Board-defined "emergency situations" (most likely a need requiring a response in a short period of time), actions may need to be taken outside the above, routine process.

The following equipment or services are expected to be administered through the above-described procedure:

Clubhouse use	House exterior painting
HG Swimming pool use	Stained front door refinishing
Pool tables	Front yard mowing, etc. services
Miniature golf	Sprinkler routine repairs
Pickleball/Basketball	Cable TV & Internet
Bocce Ball court use	Home security monitoring
Shuffleboard	Nighttime gate closure
Exercise room (<i>but not specific equipment availability</i>)	Cinco Ranch amenities
	Americanas only:
	Property insurance
	Certain outside maintenance

Common area streets, curbs and sidewalks maintenance, common area and perimeter fence maintenance, common area shrubs, trees, green spaces, seasonal plantings, etc., although funded via dues, are administered via the Maintenance Committee and not this process.

This guideline was ratified by a majority Board vote on 11/11/19.

Lucy Chronowski

Board Secretary

Amenities chart updated 4/10/23 to reflect existing amenities.