**Shady River Civic Association**   
**Board Meeting**   
**July 26, 2023**

This was a special board meeting that occurred on July 26, 2023 at 6:30pm at the home of Dewey Walls. The meeting was a zoom conference call with the association lawyer, Michael T. Gainer. The purpose of the meeting was to discuss Mr. Gainer’s progress on resolving the violations and issues associated with 1002 Hollow Tree. Board members present are Dewey Walls, Sandi Christy, Robert Bennett, Melia Durham, Billy Penick, and Steve Neuman.

\*Huerta is still behind on HOA dues and Gainer has talked to him about resolution. A payment plan must be offered as required by law.

\*There are multiple addresses for Huerta and certified mail has been returned unaccepted.

\*Mr Gainer is concerned about getting in trouble with the Fair Housing Act which is a federal Government agency that takes precedence over HOA/City/State rules and regulations. The Fair Housing Authority has the authority to fine the HOA and sanction the attorney involved.

\*The Harris County Sheriffs Office has a code violation office that we will contact to conduct a tour and review of the property to see if meets the necessary requirements for a group home in Harris County.

\*Huerta must be licensed by Texas Dept of Human Services.

\*There was some concern about communication (emails) between Mr Gainer and Dewey Walls so some communication that was in question was re-sent while the meeting was in progress and Dewey printed and distributed to board members.

\*The 45 day statutory letter was missing required information and had to be amended and sent back to Mr. Huerta

\*Jonah Huerta has used several different business names but it seems to always include the word “Sirens” such as Sirens Property Team or Sirens Unified Investments LLC