



THE HILLS OF CHILDRESS CREEK HOA Annual Meeting Minutes

Thursday, March 2, 2026, 6:30 p.m.

at The Grove at Oak Grove Baptist Church

Board Members Present: President: Tim Thrash Vice-President Scott Bowers, Secretary: Donna Morgan, Treasurer: Steve Williams
Board Members: Rick Hines, Bubba Galvan, Aaron Benolken, Earnie Giles, and Stephen Buse

Item 1: Call to Order at 6:35 PM

Tim Thrash

Item 2: Opening Prayer

Stephen Buse

Item 3: Introduction of Current Board Members

All

- Board Members Present: President: Tim Thrash, Vice-President Scott Bowers, Secretary: Donna Morgan, Treasurer: Steve Williams, Board Members: Rick Hines, Bubba Galvan, Aaron Benolken, Earnie Giles, and Stephen Buse

Item 4: Introduction of New Board Nominees for 2026

- Earnie Giles
- Tim Thrash
- Steve Williams
 - There were no other volunteers at this time.

Item 5: Committee Reports

Scholarship Presentation

Tim Thrash/Donna Morgan

- Scholarship Presentation
 - Matthew Hendricks
 - Jenna Thompson

Wildlife

Bubba Galvan

- The total number of does taken from the subdivision was average compared to previous years.
- There are no spots available to hunt – bow hunting only.
- Report any deer you have killed on your property, and any injured or wounded deer, to Bubba Galvan.
- Each homeowner is responsible for allowing or prohibiting hunting on their property and ensuring that hunters know the HOA's hunting rules.
- Doe hunting only

Architectural Control

Rick Hines

- Pools, fences, and shops are what are being submitted and built currently
- The attorney is addressing formal violations

Front Entrance

Tim Thrash/Steve Williams

- Replacement of the electrical box is currently out for bid
- Waterfalls are being maintained at this time, so they are currently turned off
- Signs are being painted

Item 6: Proposed 2026 Budget:

Tim Thrash/Steve Williams

- Reviewed the budget
 - Motion to approve Tim Thrash
 - 1st Mike Sullivan
 - 2nd JT Thompson

Item 7: 2027 Budget:

- The homeowners' dues will increase to \$100 per year to cover annual expenses.
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Item 8: Wildlife Forms 1-D1:

Rick Hines

- Do not lose your 1-D1 status
- Instructions for completing the 1-D-1 are on the HOCC website
- Do we need to complete one yearly or only when the county sends it to the homeowner? You only need to complete it when the county sends it to you.

Item 9: Public Comment:

Tim Thrash

- Has a date been set for the HOA party? Not yet, and a possible location change to the China Spring Tabernacle or the Lions Den
- Backflow Protection Devices must be tested once a year by a licensed plumber/irrigation company, according to the TCEQ and Cross Country Water Supply.
- Reminder to trim your trees if they are hanging over into the street.
- Hallie Brook is being overrun with feral cats
- Tom Tomblin explained the issues with water runoff from rainfall on his property

Item 10: Election of incumbent and new Board Members:

Scott Bowers

- Earnie Giles
- Tim Thrash
- Steve Williams
 - Motion to approve Tim Thrash
 - 1st Adam Browiski
 - 2nd Tami Kleine

Item 11: Adjourn 7:35M

Tim Thrash

- Motion: Tim Thrash
- 1st Rusty Ray
- 2nd Mike Sullivan