

HEARING ON TEMPORARY RESTRAINING ORDER  
MARCH 20, 2025

REPORTER'S RECORD  
VOLUME 1 OF 1 VOLUMES  
TRIAL COURT CAUSE NO. 25-DCV-327154

CONCERNED OWNERS OF ) IN THE DISTRICT COURT  
PROVIDENCE )  
Plaintiffs, )  
vs. ) FORT BEND COUNTY, TEXAS  
PROVIDENCE COMMUNITY )  
ASSOCIATION, INC., WILLIE )  
A. JONES, MICHAEL ATEs, )  
PATRICK MEURER, LAURA L. )  
DAWSON, STEVEN G. MCSWAIN, )  
Defendants. ) 400TH JUDICIAL DISTRICT

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**HEARING ON TEMPORARY RESTRAINING ORDER**  
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On the 20th day of March, 2025, the following  
proceedings came on to be held in the above-titled  
and numbered cause before The Honorable  
EDWARD M. KRENEK, Judge Presiding, held in Richmond,  
Fort Bend County, Texas.

Proceedings reported by computerized stenotype  
machine.

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<b>Plaintiff's Exhibit No.</b>	<b>Identification</b>	<b>Off./Admit</b>
1	11/27/2024 Letter - Mr. Berk	50 50

E X H I B I T I N D E X

<b>Defendant's Exhibit No.</b>	<b>Identification</b>	<b>Off./Admit</b>
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1 THE COURT: Okay. Cause Number  
2 25-DCV-327154, *Concerned Owners of Providence v.*  
3 *Providence Community Association, Inc., et al*, a  
4 number of individual Defendants.

5 Who's all here for that matter?

6 MR. KATINE: Your Honor, my name is  
7 Mitchell Katine, and I'm the attorney for the  
8 Plaintiff, Concerned Owners of Providence.

9 THE COURT: Okay. Anyone else here  
10 on that matter?

11 MR. MEURER: Yes. This is the valid  
12 Board of Directors currently for Providence  
13 Community Association.

14 THE COURT: Okay. So, are any of you  
15 Willie Jones, Michael Ates -- I hope I pronounced  
16 that right -- Patrick Muerer --

17 MR. MEURER: Very good.

18 MR. JONES: Yes, sir.

19 THE COURT: -- and Laura Dawson and  
20 Steven McSwain?

21 Okay. So, all of y'all are here. Do  
22 you have counsel?

23 MR. MEURER: Yes, sir. We received  
24 this Notice less than 24 hours ago.

25 THE COURT: Understood. Okay. If

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1 you guys want to be here, because you're  
2 individually sued, and come up to this counsel  
3 table, that's fine or if some of you want to or if  
4 you want to just visit from there.

5 MR. MEURER: We have a couple of  
6 spokesmen, if that will help, so we don't have so  
7 many voices.

8 Will that be acceptable?

9 THE COURT: It would be, but I want  
10 to make sure that you say enough so that I can put  
11 on the record who's all here --

12 MR. MEURER: Sure.

13 THE COURT: -- for the matter.

14 And if you have counsel, then just  
15 counsel needs to identify themselves. If it's  
16 individuals without counsel, I would like that each  
17 of you identify yourself.

18 MR. MEURER: No problem.

19 THE COURT: So, I've called the case.  
20 I'm going to ask for announcements from counsel  
21 and/or parties starting with the Plaintiff.

22 MR. KATINE: Your Honor, my name is  
23 Mitchell Katine. And I'm the attorney representing  
24 the Plaintiff, Concerned Owners of Providence.

25 THE COURT: Okay. And then as far as

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1 the Defendants, could you stand, state your name for  
2 the record, spell it if -- yeah. And I'd ask that  
3 you spell it just so that we have a record of who's  
4 all here.

5 MR. JONES: My name is Willie Jones.  
6 W-I-L-L-I-E, middle initial "A," last name  
7 J-O-N-E-S.

8 MR. MCSWAIN: Steve McSwain,  
9 M-C-S-W-A-I-N.

10 THE COURT: Okay.

11 MS. DAWSON: My name is  
12 Laura Dawson, L-A-U-R-A D-A-W-S-O-N.

13 THE COURT: Okay.

14 MR. ATES: Michael Ates, A-T-E-S.

15 MR. MEURER: My name is Pat Meurer,  
16 M-E-U-R-E-R.

17 THE COURT: Okay. And, as far as the  
18 individual Defendants that just identified  
19 themselves, are you guys here in your individual  
20 capacity? Or are you any of you also purporting to  
21 be here because of the Providence Community  
22 Association, Inc.?

23 MR. MEURER: Well, we -- our answer  
24 to that is, according to our Bylaws, the official  
25 Providence Association -- Community Association,

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1 Inc. is the Board led by the president.

2 They are the representative of PCA.

3 THE COURT: And are one of you five  
4 the president?

5 MR. JONES: I am.

6 THE COURT: Tell me your name again.

7 MR. JONES: My name is Willie Jones.

8 THE COURT: Okay. So, Mr. Jones, you  
9 contend you're now currently the president of that  
10 Association?

11 MR. JONES: That is correct, yes.

12 THE COURT: But, just so you know, as  
13 it relates to an entity, unless any of you are  
14 attorneys, you can't officially represent the  
15 entity. And that's why it would be very important  
16 that you have counsel.

17 But, nonetheless, you're here on the  
18 Individual Capacity, which is perfectly fine.  
19 Anyone who wishes to come to the counsel table to  
20 speak just so that we can hear you a little easier,  
21 you're welcome to do that.

22 I will encourage someone to do it,  
23 but that's up to you.

24 MR. ATES: Your Honor, can I ask you  
25 a question?

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1 THE COURT: Sure.

2 MR. ATES: The point you just brought  
3 up about --

4 THE COURT: Can you stand up, please,  
5 because I can't quite hear it?

6 MR. ATES: Yes. The point you just  
7 brought about us being here without an attorney, we  
8 didn't get Notice of this until like -- I got this  
9 on my door yesterday.

10 THE COURT: Understood.

11 MR. ATES: I've spoken to my  
12 attorney, but he requested that we ask for some sort  
13 of an extension where we could be represented. We  
14 had no way of doing that in one day.

15 THE COURT: Understood. I  
16 understand. And really what we're here for today is  
17 what is referred to as a Temporary Restraining  
18 Order, which the Court can actually hear and take  
19 action on ex parte with one side only being here or  
20 just the presentation of what's been filed.

21 But I wanted to give an opportunity  
22 for everyone to be able to say what their position  
23 will be and try to see if it's something that the  
24 Court is inclined to want to grant any injunctive  
25 relief on.

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1           Keep in mind, all we're here today on  
2 is what is a TRO, Temporary Restraining Order, which  
3 will be effective for only 14 days, unless extended.

4           And we'll set at the same time a  
5 Temporary Injunction Hearing that will allow you, if  
6 it's even granted, to make a more full presentation  
7 of whatever you believe is appropriate because the  
8 relief being sought on a temporary basis, whether  
9 it's a TRO or a Temporary Injunction, is just the  
10 maintenance of a status quo pending a final  
11 determination of the underlying claims.

12           That's all it is. It is not intended  
13 to be a fact finding of any sort. It's not intended  
14 to necessarily bind someone on a position they wish  
15 to take later in the case. But if there's any  
16 evidence that is presented, I would caution everyone  
17 that that is something that you're presenting on the  
18 record that would be potentially something that you  
19 can be bound to later.

20           So, just recognize it, but I also  
21 understand the short notice. I don't have a problem  
22 with that. And I will try to, at least, gain an  
23 understanding of what the relief is being sought and  
24 see if I can't figure out a status quo that makes  
25 sense based upon the Law and the facts.

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1 MR. KATINE: Your Honor, in regards  
2 to parties, I just want -- as an officer of the  
3 Court, I want to let you know that I have been in  
4 touch with the attorneys for the Association,  
5 David Berk, who I spoke with yesterday to find out  
6 whether he will be attending today.

7 And he said that he has not been  
8 authorized by the Board of Directors to come today.  
9 So, he is not planning to be here.

10 THE COURT: Okay.

11 MR. KATINE: But there is such an  
12 attorney. And I have sent him copies of this  
13 because I wanted to, of course, have full disclosure  
14 with everyone that's involved.

15 THE COURT: Okay. Thank you for  
16 letting us know about that.

17 Give me just one moment here. You  
18 can stand, you can sit, whatever you're more  
19 comfortable with, I'm perfectly fine with that. And  
20 that goes for everyone here except, if y'all are  
21 going to be back there, I would ask that you stand  
22 when you speak just so that we can hear.

23 MR. MEURER: Do you want the two  
24 spokesmen to sit up there or does it matter to you  
25 whether we are there?

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1 THE COURT: It doesn't matter, but it  
2 would probably be better if you were a little  
3 closer.

4 MR. MEURER: We don't mind.

5 MR. JONES: Yeah.

6 THE COURT: Yeah.

7 MR. MEURER: And I have another  
8 question, if you don't mind.

9 THE COURT: That's fine. That's  
10 fine. And, just so the record is clear, everyone is  
11 entitled and invited to be here around this area.

12 I know it's not a lot of room for  
13 everyone. You're also perfectly fine for the  
14 remaining of the Defendants to be exactly where  
15 you're at in the courtroom.

16 So, wherever you feel more  
17 comfortable with, you're welcome to be at. And you  
18 have one more question, sir?

19 MR. MEURER: Yes. Do you want me to  
20 stand here or can I sit and just ask it from here?

21 THE COURT: You can do that. But,  
22 when you do say anything, say, "This is." Tell me  
23 your name so the court reporter can take the record  
24 better.

25 MR. MEURER: This is Pat Meurer.

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1           If you can, your Honor, would you be  
2 able to explain one simple question that we have? A  
3 short time ago on this very same dispute -- this is  
4 an internal dispute between Members of the Board.  
5 Okay. We were filed against on a small claims court  
6 case, 25JSC41 dash triple zero ten.

7           We rebutted to that on January 27th.  
8 It is fundamentally the same issues, same things.  
9 And, now, just yesterday we received a different set  
10 of papers on a different court filing in the civil  
11 court.

12           And, so, we're trying to understand  
13 the relationship here, if any, whether we are  
14 dealing with the same fundamental dispute between  
15 the boards.

16           Is it in small claims court? Is it  
17 in civil court? The small claims court says damages  
18 of 14,000. This one says one-quarter million.

19           We don't understand and we would ask  
20 can you help us understand that before our  
21 attorneys -- when we go to them, I am sure they can  
22 tell us. But is it simple that you can let us know?

23           THE COURT: Well, typically in  
24 litigation, nothing's simple but --

25           MR. KATINE: May I respond, your

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1 Honor?

2 THE COURT: Yes, you can. I was  
3 going to ask.

4 MR. KATINE: My understanding is  
5 that an individual Board Member whose name is  
6 Nadeem -- n-A-I-K is his last name -- before the  
7 Owners came to hire me, did file a justice of the  
8 peace court case.

9 THE COURT: An individual did?

10 MR. KATINE: An individual did.

11 THE COURT: Okay.

12 MR. KATINE: And, as far as I know,  
13 he is actually not part of the Concerned Owners  
14 Group.

15 THE COURT: Different Plaintiffs?

16 MR. KATINE: Yes. Different  
17 Plaintiffs.

18 THE COURT: And it may be related  
19 matters, but it's still a different Plaintiff?

20 MR. KATINE: Yes. Of course, JP  
21 courts don't have jurisdiction to issue Injunctions.  
22 So, this is the proper Court. I am not involved in  
23 the JP court case.

24 THE COURT: Understood. And that  
25 does explain a lot.

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1                   Basically, what Counsel for the  
2 Plaintiff is saying is an individual decided to file  
3 certain claims in Small Claims Court, which they are  
4 entitled to do.

5                   It is a separate matter. Although,  
6 it may be related or have the same genesis of  
7 factual basis --

8                   MR. MEURER: Okay.

9                   THE COURT: -- it is definitely a  
10 separate matter. And matters can be going on  
11 concurrently if they're different parties.

12                   Now, if it was identical same  
13 parties, it would be a different issue. But they're  
14 entitled to do that and it's something that your  
15 group, the Board -- or whoever's claiming to be the  
16 Board -- would need to make sure that they address.

17                   So, whatever we do here today does  
18 not impact that Small Claims Court matter.

19                   MR. MEURER: Okay. If I may clarify?  
20 It's not one name. There are two.

21                   THE COURT: Yeah.

22                   MR. MEURER: Nadeem Naik and  
23 Karen Blakeman.

24                   THE COURT: Sure.

25                   MR. MEURER: Okay. And I don't if

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1 either one of them are a part of this group. I  
2 see --

3 THE COURT: And even if they were,  
4 it's still a different party because you have an  
5 entity that is moving as a Plaintiff here as opposed  
6 to individuals and those are identified under the  
7 Law --

8 MR. MEURER: We understand that.

9 THE COURT: -- as different parties.

10 MR. MEURER: We understand that.

11 THE COURT: Okay. I have read  
12 everything and looked at what the application is  
13 indicating, but I still want to give you an  
14 opportunity to explain what your concerns are and  
15 what relief you're seeking.

16 And I also -- I mean, will note that  
17 there's a series of factual events that occurred.  
18 No one is contending here that that is an absolute.  
19 It's just what someone's pleading and contention is.

20 So, don't take offense with anything  
21 that's being said either way. They won't take  
22 offense with what you guys are saying and vice  
23 versa. It's each side's positions, which I need to  
24 know about that.

25 And, again, once I hear from both

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1 sides -- and I do appreciate, Counsel, that we did  
2 bring this to a hearing as opposed to granting ex  
3 parte relief.

4           Once players are involved and  
5 counsel's involved, you did the right thing to  
6 notify the appropriate side. It just would be  
7 better to have an opportunity to have a hearing on  
8 the TRO as opposed to doing it ex parte.

9           Since it's your Motion, go ahead and  
10 proceed.

11           MR. KATINE: Thank you, your Honor.

12           I want to begin, your Honor, by  
13 setting forth a few things that I think are  
14 uncontested.

15           I did attach a copy of the Bylaws to  
16 the Petition, but I do also have a certified copy of  
17 the Bylaws for the Court to look at. It's a little  
18 larger print.

19           THE COURT: I would love to have that  
20 if you have a copy for the Court unless you need it.

21           MR. KATINE: Okay. I will use my  
22 copy.

23           THE COURT: Wonderful. Thank you.  
24 That helps.

25           MR. KATINE: And, your Honor, just



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1 for some background, this is a Community -- involves  
2 a Community and a Homeowner's Association in Fort  
3 Bend County.

4 THE COURT: Excuse me. Just so I  
5 know, is this the certified copy or a copy?

6 MR. KATINE: That's the certified  
7 copy.

8 THE COURT: Okay. Are you working  
9 off a copy of the certified copy?

10 MR. KATINE: I will be working off of  
11 a copy of what I filed with my Petition.

12 THE COURT: Because I tend to  
13 highlight things, but I don't want to highlight  
14 this.

15 MR. KATINE: You can have that, your  
16 Honor. You can highlight it. That's not a problem.

17 THE COURT: If you need the original  
18 one, I don't want to do that.

19 MR. KATINE: I can get another one.  
20 It's not a problem, your Honor. So, seriously, you  
21 can do what you want with it. I'd rather the Court  
22 be comfortable with it because the Bylaws are the  
23 key document here, your Honor. And I can get  
24 another one.

25 THE COURT: Okay.

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1 MR. KATINE: All right. Your Honor,  
2 so, what I wanted to start with is to let the Court  
3 know that this is a residential single-family  
4 community of about 630 homes in Fort Bend County.

5 According to the Bylaws -- and what  
6 I'm going to try to do, even though these aren't too  
7 complex, but I'm going to point out the sections.

8 On page three of the Bylaws on  
9 Article Roman Numeral Four this talks about the  
10 Board of Directors. Section One says that: "The  
11 affairs of the Association shall be managed by a  
12 Board of five Directors."

13 THE COURT: Tell me the page again.

14 MR. KATINE: Page three of the -- oh,  
15 excuse me. Page three of the Bylaws. The Bylaws  
16 are like the second document.

17 THE COURT: Yeah. Three and it's  
18 under Article Four?

19 MR. KATINE: Article Roman Numeral  
20 Four.

21 THE COURT: Okay.

22 MR. KATINE: Section One.

23 THE COURT: Got it.

24 MR. KATINE: So, I think we all agree  
25 that this Board of Directors consists of five

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1 people. Under Section Two, it says that: "The  
2 Board of Directors shall be elected and they are  
3 elected by Homeowners." Every lot gets one vote.

4 THE COURT: Is that Article Two or  
5 Section Two of Article Four?

6 MR. KATINE: Section Two of Article  
7 Four.

8 THE COURT: Okay.

9 MR. KATINE: Section Three of Article  
10 Four talks about: "Directors may be removed from  
11 the Board with or without cause by a majority vote  
12 of the Members."

13 So, I certainly understand the  
14 purpose of a TRO is to preserve the status quo of  
15 the last peaceable period of time.

16 In this case there are two events  
17 that formed the basis of the dispute and of our  
18 case.

19 THE COURT: If it expedites your  
20 argument, the Court readily notes and will take  
21 action to bring in the appropriate status quo. Not  
22 necessarily the last status quo.

23 MR. KATINE: That is fine, your  
24 Honor.

25 THE COURT: So, it might save you a

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1 little bit of time on that part.

2 MR. KATINE: Okay.

3 THE COURT: You don't have to  
4 convince the Court that we need to go to a proper  
5 status quo based upon the Bylaws.

6 MR. KATINE: Okay. Not a problem,  
7 your Honor. So, I will just summarize where we are  
8 because I appreciate the Court reading what I filed.

9 It is our position that, based upon  
10 an improper appointment of -- I believe, it was  
11 Patrick -- that two Board Members claimed to appoint  
12 a third Board Member named Patrick Meurer.

13 THE COURT: Before you get to that,  
14 what about the termination or exclusion of some  
15 Board Member? What happened on that part?

16 MR. KATINE: Yes. At the  
17 November 1st meeting, the two Board Members -- and,  
18 you know, there were only two Board Members present.

19 THE COURT: So, there was a quorum  
20 issue to begin with?

21 MR. KATINE: Quorum issue to begin  
22 with.

23 THE COURT: Okay.

24 MR. KATINE: And then two --

25 THE COURT: And then two Board

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1 Members terminated someone?

2 MR. KATINE: Yes, your Honor. Two  
3 Board Members terminated two other Board Members.

4 THE COURT: And your position is  
5 that's not the way the Bylaws require that to be  
6 done?

7 MR. KATINE: That is correct.

8 THE COURT: Okay.

9 MR. KATINE: Our position is that two  
10 Board Members do not have authority to conduct any  
11 Association business.

12 THE COURT: Or, even if there was a  
13 quorum, you couldn't terminate someone that way.  
14 The Association has to vote on it?

15 MR. KATINE: Yes, your Honor.

16 THE COURT: Okay. Go ahead.

17 MR. KATINE: And, so, the events at  
18 the November 1st Board Meeting were not valid.  
19 Therefore, that appointment is not valid.

20 We then move on to the Annual  
21 Meeting, which was called in January. And at that  
22 January meeting the now three Board Members  
23 purported to conduct an Annual Meeting that was to  
24 be managed and controlled by Chaparral Management.

25 At that meeting a few serious

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1 problems occurred:

2           The first is that the meeting room  
3 was not large enough for all the Owners to attend.  
4 There was a security guard at the door who  
5 prohibited Owners who had a right to vote to enter  
6 the meeting.

7           THE COURT: So, there were people  
8 that attempted to obtain entry that were denied?

9           MR. KATINE: Yes, your Honor.

10          THE COURT: Go ahead.

11          MR. KATINE: Additionally, there were  
12 approximately 150 proxies because Annual Meeting  
13 voting is permitted in person or by proxies. There  
14 is approximately 150 proxies that were never  
15 considered, were never received, were never counted.

16          The property manager, who I have  
17 subpoenaed here today just in case we need her  
18 involvement, after arriving with 50 proxies, was  
19 told by, at least, one or more of the Defendants who  
20 are here to leave and was dismissed summarily that  
21 evening.

22          And she left, and the proxies that  
23 were told to her -- the proxy form said that these  
24 proxies are to be turned in to her. She left with  
25 50 proxies that were, again, not counted, not

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1 considered.

2 THE COURT: Who left with those?

3 MR. KATINE: The property manager.

4 THE COURT: Well, did she try to  
5 tender them for counting?

6 MR. KATINE: I don't know that. She  
7 was pretty shocked, and she said she was dismissed.  
8 She had arrived, and she was dismissed.

9 THE COURT: Was she denied entry?

10 MR. KATINE: She was told to leave.  
11 She's here, your Honor. I don't know. I think she  
12 arrived ready to do her job and was told to leave  
13 and she left.

14 THE COURT: And, again, I understand  
15 that it's a different position you guys have.

16 MR. MEURER: Yes, sir.

17 THE COURT: Take your notes and then  
18 you can tell me all about it in a moment.

19 MR. MEURER: Okay.

20 MR. KATINE: There were also  
21 Homeowners who had proxies that they were to deliver  
22 to the manager who, when the manager was dismissed,  
23 they had not given their proxies to the manager.

24 So, again, it's about 150 proxies,  
25 150 Homeowners were disenfranchised from voting that

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1 day. But we also have people who we have confirmed  
2 were not allowed in, were not allowed to vote. And,  
3 as far as what we understand, is they went on with  
4 the meeting with their select people and claimed to  
5 have elected two more Board Members.

6 So, our position, your Honor, is for  
7 the status quo to go back to the four Board Members.  
8 The two that are Defendants and the other two who  
9 were improperly removed.

10 So, we have those four Board Members,  
11 and those four Board Members should call a new  
12 Annual Meeting in a location where everyone is  
13 permitted to attend either in person or by proxy.

14 And that all Owners under the  
15 Property Code have a right to vote. And, however  
16 that vote comes out for those two positions, will be  
17 the new Board Members. And then we'll see at that  
18 point whether there's still an issue or not.

19 THE COURT: Well, what about the  
20 fifth position?

21 MR. KATINE: The fifth position is to  
22 be appointed by the Board, your Honor, to fill the  
23 vacant spot.

24 The problem is, your Honor -- and  
25 this is something, since we're in this Court, may



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1 come up later -- in the event you have a split  
2 Board, two in favor and two against or -- you can't  
3 do that.

4 We may actually at that point have to  
5 come back to the Court because, if you have only  
6 four of the five, the Association can't operate.  
7 And we may need the Judge, the Court, to appoint a  
8 receiver, a neutral person to fill that vacant spot.

9 THE COURT: And what will be the  
10 Authority for that relief?

11 MR. KATINE: What would the Authority  
12 be?

13 Your Honor, I already thought of  
14 that. It will be a type of receivership. You will  
15 appoint a receiver to help manage this until we then  
16 have another election to break the deadlock. But  
17 under --

18 THE COURT: Is that because the  
19 Bylaws don't speak to that situation?

20 MR. KATINE: They don't. And,  
21 actually, I've done a few HOA receiverships where  
22 you have a corporation that is in jeopardy of waste  
23 or falling into disarray because of a deadlock in a  
24 board, that's actually a ground for a receivership  
25 because it can't function.

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1                   So, that's not part of our case at  
2 this time because we don't know, once we have a  
3 valid election for those other two spots, there may  
4 not be a deadlock.

5                   We just don't know that. So, I  
6 haven't even put that in the lawsuit.

7                   THE COURT: Understood.

8                   MR. KATINE: So, what I am asking for  
9 today is a TRO that does two things:

10                   That it prohibits the Defendants from  
11 conducting any Association business with the three  
12 disputed Directors: Patrick Meurer, Laura Dawson  
13 and Steven McSwain.

14                   The second thing that I would ask for  
15 is prohibit the Association from conducting any  
16 Board of Director Meetings without proper notice to  
17 the Owners under 209. That's just putting a sign up  
18 in the normal open-meeting thing.

19                   And the attendance of, at least,  
20 three of the four Board Members that are undisputed.  
21 So, we have to have a quorum.

22                   THE COURT: And those four that are  
23 listed, the last two names are the ones that are no  
24 longer on the Board?

25                   MR. KATINE: Your Honor, they are

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1 still the Board. Those are the people that were  
2 improperly removed.

3 THE COURT: Understood.

4 MR. KATINE: Yes, your Honor. And  
5 that's all we're asking for in the TRO is simply  
6 that.

7 THE COURT: Okay.

8 MR. KATINE: Thank you, your Honor.

9 THE COURT: All right. I will have  
10 some questions for your side, but I want to first  
11 give you an opportunity to tell me anything you want  
12 to tell me about it.

13 MR. MEURER: Yes, sir. Let me start  
14 at the beginning. Just for the record, we are not  
15 630 homes. We are 653 homes, to be correct.

16 THE COURT: So, it will be 653  
17 votes --

18 MR. MEURER: Correct.

19 THE COURT: -- so to speak?

20 MR. MEURER: Yes, sir.

21 THE COURT: And each property gets  
22 one vote, correct?

23 MR. MEURER: Each lot.

24 THE COURT: Each lot.

25 MR. MEURER: Right.

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1 THE COURT: So, if there's two  
2 owners, it's still one vote?

3 MR. MEURER: That's correct.

4 THE COURT: Okay.

5 MR. MEURER: On the subject of the  
6 November 1 meeting, we would like to contest as  
7 incorrect almost every item that was just addressed.

8 First of all, the issue of a quorum  
9 at that clubhouse, we have had our Annual Meeting at  
10 that clubhouse for 38 years, since the start of  
11 Providence.

12 That clubhouse has served that  
13 purpose successfully for 38 years. There's a  
14 precedent been set. We've always had our meetings  
15 there. If not, we have to force Homeowners to drive  
16 somewhere. We won't get people.

17 THE COURT: Let me ask you a question  
18 about that. What happens if you have -- I don't you  
19 how big this facility is, but, if there were 650  
20 people that showed up, how many would it hold?

21 MR. MEURER: It has a Fire Code sign  
22 on it that the capacity, per the Fire Code, Fort  
23 Bend County Fire Marshall, is 35 people.

24 THE COURT: 35?

25 MR. MEURER: It is a small clubhouse,

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1 but it's what it is.

2 THE COURT: Well, what happens then  
3 on any due process issues of people who do want to  
4 vote that show up?

5 MR. MEURER: Your Honor, believe it  
6 or not, in 38 years we have never had that many  
7 people show up for any meeting of any type.

8 THE COURT: Understood. But what  
9 happens if that does happen? And if there's a  
10 hundred people that show up and only 35 are allowed  
11 in, what happens?

12 MR. MEURER: Well, number one, I have  
13 to meet the Fire Code. I -- I cannot allow that  
14 many people in that room than the Fort Bend County  
15 Fire Marshal allows.

16 THE COURT: I understand.

17 MR. ATEs: May I say something, your  
18 Honor?

19 We have never -- I am stressing this  
20 because it's a point here the sign does say 35  
21 people. But what happened during that particular  
22 meeting was we had a deputy there to control -- we  
23 thought might be an overflow of crowd or whatever.

24 He allowed to 35 people in. After  
25 those 35 people, that was all that we could do in

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1 terms of the amount allowed.

2 THE COURT: And recognize, I'm not  
3 critical. I don't think anyone here is critical of  
4 the fact that it's a building that only allows 35  
5 people.

6 The real question I'm trying to get  
7 to is, under the rights of the Bylaws, I mean, we  
8 would all agree that no one should be deprived of a  
9 vote, right?

10 MR. ATES: We agree.

11 THE COURT: So, what happens in a  
12 situation where you have more than 35 people show up  
13 and they can't get in?

14 What happens?

15 MR. MEURER: We've never had that  
16 happen. So, we don't know.

17 THE COURT: Don't know.

18 MR. MEURER: But what have had, in  
19 lieu of that, is proxies. Okay. Because so many  
20 people -- unfortunately, I will admit our  
21 subdivision is rather apathetic, okay, to Annual  
22 Meetings. Any type of meeting.

23 MR. ATES: Our average meeting is  
24 anywhere from 10 to 15 people.

25 MR. MEURER: Okay. So, the Annual

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1 Meeting typically have had less than 35 people,  
2 okay, where -- plus proxies.

3 Okay. And, so, I -- I can't answer  
4 your question because we've never had the experience  
5 of that in 38 years.

6 THE COURT: Okay. Would the Board or  
7 whoever contends they're on the Board agree that  
8 everyone still should have a right to vote?

9 MR. ATES: Yes.

10 MR. MEURER: They have a right to,  
11 but we don't have the ability to build a bigger  
12 clubhouse.

13 THE COURT: I'm not critical of that.

14 MR. MEURER: We can certainly call  
15 the meeting at a -- or rent some larger space  
16 somewhere.

17 The logistics of that and the results  
18 of that, which will be a decrease in attendance  
19 because, now, de-incentivizing people who just want  
20 to come, now they've got to go drive somewhere.

21 We're talked about that in past  
22 Boards.

23 THE COURT: Here's the concern the  
24 Court has --

25 MR. MEURER: Excuse me?

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1 THE COURT: Here's the concern the  
2 Court has:

3 Even if it's one person that is  
4 deprived of a vote, that's enough to pose a problem  
5 here. If you've got multiple people that are  
6 deprived of a vote, it's problematic.

7 MR. ATES: Your Honor, can I make a  
8 point here?

9 We did not, under any circumstances,  
10 deprive anyone of a vote. What -- to answer your --  
11 address your question:

12 Should we need to provide the ability  
13 for those other people to vote, it would have been,  
14 at that point, very easily for us to remove those  
15 people that had already voted and bring in the other  
16 folks as well.

17 But it never got to that point  
18 because what happened was the gentleman that we had  
19 hired -- the deputy -- to try to keep this under  
20 control, he allowed 35 people in. At that point, he  
21 stopped and said, "Okay. I can't allow anybody else  
22 in."

23 And -- and this proceeding that went  
24 on there was some objections and a group of people  
25 decided to get up and leave. When they left, other



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1 people would have been allowed to come in but there  
2 were no other folks other than a particular group  
3 that came and that group got a little out of hand.  
4 So, the officer determined that -- went out there.

5 THE COURT: Okay.

6 MR. ATEs: Because we -- if there is  
7 a way that -- like you just said, we could have had  
8 this -- this meeting could ave been held somewhere  
9 but that's not what we would have done in the past.

10 We have never done that.

11 THE COURT: Keep in mind, I'm not  
12 critical. I don't think anyone's critical of what  
13 had to happen.

14 MR. MEURER: Uh-huh.

15 THE COURT: Where the criticism comes  
16 in is how do we ensure that everyone has a right to  
17 vote and has a vote?

18 MR. MEURER: We've -- we've talked  
19 about other options in the past. Never had to use  
20 them because we've never had the attendance.

21 THE COURT: I understand.

22 MR. MEURER: But right outside, is  
23 pool patio with seats. And we've talked in the past  
24 about rigging that up for overflow crowds should it  
25 happen.

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1 But, your Honor, it never happened.  
2 But it is -- that is one option is just to let  
3 people sit out and rig up a meeting for everyone to  
4 hear what's going on.

5 That could seat an additional, I  
6 don't know, 50 to 80 people. We've never had to do  
7 that. And, so, I don't have any experience doing  
8 that.

9 THE COURT: Would y'all on this side  
10 generally agree that, if there were people that  
11 wanted to vote and didn't get a right to vote, that  
12 it's problematic to the point where maybe something  
13 needs to be undone and redone?

14 MR. MEURER: No. Because we don't  
15 agree that people were locked out of that room, and  
16 we don't believe anybody that wasn't going to get to  
17 vote didn't get a chance to vote.

18 THE COURT: Okay. I understand  
19 that's y'all's position. My question's a little  
20 different because we're not here to decide what  
21 really happened yet.

22 We're just here to decide what the  
23 Court can do on a temporary basis if that happened.  
24 And the Court has to take as true and accurate a  
25 contention that something happened until we can

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1 ferret it all out in the trial or in the Discovery  
2 process.

3 We're not there yet. So, I'm not  
4 here to say something did or didn't happen.

5 MR. MEURER: That is --

6 THE COURT: I have to take as  
7 accurate and true what they're contending happened  
8 and what's the implication on the Bylaws.

9 And if I have to take as true, what  
10 they contend happened -- and I know you dispute  
11 it --

12 MR. MEURER: Uh-huh.

13 THE COURT: -- what's the implication  
14 on these Bylaws and their rights under the Bylaws  
15 and fashion a remedy on a temporary basis until we  
16 can get into the heart of what the litigation will  
17 really be about.

18 And maybe in that process, fashion a  
19 different remedy that everyone can live with so we  
20 can short circuit and minimize costs to everyone.

21 That's the goal. And I'm here to  
22 help facilitate that. But I'm also here to follow  
23 what the Law requires me to do. Not only from the  
24 statutes and the Common Law, but also fact based.  
25 What I'm required to do under these Bylaws.

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1                   So, you've told me a lot about the  
2 fact that this never happened in the past. A lot of  
3 things like that. And I don't doubt that you're a  
4 hundred percent accurate on that. But the real  
5 inquiry that we're here for today is fashioning a  
6 remedy if what they're saying did happen.

7                   MR. ATES: I would like to address  
8 more thing, your Honor. I'm secretary of this  
9 Board. I've held that position since Day One.

10                  Part of my responsibility on the  
11 Board is to keep records of everything that  
12 transpires, which I have to do -- you know,  
13 generally do and did bring to Court. You may not  
14 need those.

15                  But what he just implicated about the  
16 proxies, the reason why we objected to those proxies  
17 was those proxies were never presented to me, which  
18 they should have been by the Bylaws as secretary to  
19 look at. And we don't know -- no way to verifying  
20 whether they were legal.

21                  We also can show and there are  
22 witnesses to show that various Homeowners were going  
23 through the neighborhood with potential proxies  
24 asking people to sign those proxies without putting  
25 a name of the person who is going to run for that

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1 position.

2                   They were also told not to include  
3 Mr. Meurer's name on those proxies. This went on  
4 through our neighborhood on a daily basis with  
5 people coming up.

6                   I can -- I have witness that we will  
7 bring to trial that will state that there were  
8 people who were knocking on their doors asking for  
9 proxies to be signed.

10                   And in our covenant you will see,  
11 your Honor, it says all those proxies would have to  
12 have been turned over to the secretary. And we  
13 never -- I never saw a single one. Not a single one  
14 was turned over to me. They were going to  
15 Chaparral.

16                   It is our contention that those  
17 proxies should have come to me. But it is also our  
18 contention that those proxies were made null and  
19 void by the misinformation that the management  
20 company allowed these two individuals to put out  
21 into our subdivision.

22                   THE COURT: Okay.

23                   MR. ATEs: It's totally tainted at  
24 this point.

25                   THE COURT: I'm not here to say

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1 whether that happened or didn't happen. I'm not  
2 here to say whether that has an implication because  
3 people can politic on who they want as a general  
4 proposition.

5 So, I'm not disagreeing with you or  
6 agreeing with you. I'm just saying that I still  
7 have to look at, if what the Plaintiff is saying  
8 is -- I have to take as true, is it something that I  
9 have to do under this scenario.

10 MR. MEURER: Well, your Honor, there  
11 is a difference between politicking and proper  
12 campaigning for a position and --

13 THE COURT: But we're not there yet.

14 MR. MEURER: -- and spitting  
15 defamatory and violence. I understand we're not  
16 there.

17 THE COURT: We're not there at that  
18 stage.

19 MR. MEURER: And that really doesn't  
20 matter. The -- the -- the proxies are covered by  
21 our Bylaws, and they were in violation of the Bylaws  
22 by not turning those in to the secretary so that --

23 THE COURT: But how do they turn them  
24 in if they're not allowed in the meeting?

25 MR. ATES: No. No. No, your Honor.

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1 Those proxies could have been turned in at any given  
2 time.

3 THE COURT: You said something that  
4 Court wants to ask you about.

5 MR. ATEES: Yes, sir?

6 THE COURT: "At any given time"  
7 before that vote occurs or is concluded? And if  
8 they're given time that they want to do it is inside  
9 the meeting, but they're not allowed to attend, then  
10 how is it that they weren't deprived?

11 MR. ATEES: Well, in addressing your  
12 question about the proxies themselves, what our  
13 Bylaws state that those proxies need to be in my  
14 hands as secretary.

15 THE COURT: At what time? Before the  
16 meeting starts or any time during the meeting? Does  
17 it say before the meeting starts or does it say at  
18 any time before the decision is made --

19 MR. ATEES: No.

20 THE COURT: -- and the vote is  
21 counted?

22 MR. MEURER: Before the meeting.

23 MR. ATEES: It says -- it simply says  
24 that those proxies must be in the hands of the  
25 secretary.

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1 THE COURT: Which provision are you  
2 referring to in the Bylaws?

3 MR. ATES: Let me go to that.

4 MR. KATINE: It's Article Three,  
5 Section Five.

6 MR. ATES: "All proxies" -- "each  
7 Member may vote in person or by proxies. All  
8 proxies shall be in writing and filed with the  
9 secretary. Every proxy shall be revocable and shall  
10 automatically" -- they were never filed.

11 And they were never filed with me  
12 prior to the start of that meeting and they simply  
13 came in --

14 THE COURT: Well, you're adding  
15 something to that. You didn't say "prior to the  
16 meeting" in it.

17 MR. ATES: But they were never given  
18 to us. Period.

19 THE COURT: Okay. Again --

20 MR. ATES: To verify if they were  
21 even residents.

22 THE COURT: -- and I understand  
23 that's your --

24 MR. ATES: And there was no -- there  
25 was no verification.

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1 THE COURT: And that may be true.

2 MR. ATEs: It is true.

3 THE COURT: Well, I don't know  
4 because I wasn't there. I didn't see it. But what  
5 I'm saying is, if they wanted to give it to you at  
6 the meeting and couldn't get in, how is that going  
7 to happen then?

8 MR. ATEs: They -- that was not the  
9 situation. There were people that -- when the 35  
10 members -- there was one particular young lady who  
11 had her proxy in her hand and asked that question.

12 "You know, I have a proxy. What's  
13 the deal with that?"

14 I said, "None of the proxies" --  
15 "your proxy's here, but I have now way of verifying  
16 whether you are a member or whether you are a  
17 financial, whether you have a right to vote even in  
18 the election."

19 Okay. So --

20 THE COURT: So, you wouldn't have  
21 counted that proxy?

22 MR. ATEs: I would not have counted  
23 any -- any proxy that was given to me -- that was  
24 not given to me to check beforehand whether or not  
25 they were legal residents, they were financial and

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1 they were available to use those proxies.

2 And, once we found out what was  
3 happening with the contamination of the proxies, I  
4 mean, it goes beyond --

5 THE COURT: But can you appreciate  
6 from the Court's viewpoint how that might be  
7 problematic because you're telling the Court at this  
8 point in time that those were not counted.

9 And, if they were a proper property  
10 Owner, they had a right to be counted and --

11 MR. ATES: But we don't know that.  
12 We had no way of --

13 THE COURT: That's my point. That's  
14 my point. You did not know whether it was proper or  
15 not. And, because you didn't know, you didn't count  
16 it. But if it was a proper vote and you are telling  
17 me you didn't know and you didn't count it, isn't  
18 that problematic?

19 MR. ATES: Well, we never got to the  
20 point of being able to know whether it was a proper  
21 vote.

22 THE COURT: Okay. And, now, you're  
23 telling me you never got to that point, yet you  
24 concluded the vote without ever getting to the point  
25 of knowing whether it's proper. And that alone in

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1   itself is a problem.

2                   MR. ATES:   Well, we -- we -- we  
3   considered that the contamination of our  
4   neighborhood through these -- there's a lot more  
5   involved than just that particular issue.

6                   This -- this -- this was circulating  
7   through the neighborhood.   We know that the proxies  
8   that were being asked for were in some cases  
9   contaminated.

10                  We would have -- if I could have  
11   gotten those in my hand and sat there and looked and  
12   verified through our records whether these are  
13   citizens of our neighborhood, whether they were  
14   actually financial and available to use those  
15   proxies, nothing would have gone on with all this  
16   elicit stuff going on.

17                  THE COURT:   And everyone's going  
18   to --

19                  MR. ATES:   None of this.

20                  THE COURT:   Everyone's going to have  
21   a fair opportunity to flesh all that out.   But for  
22   purposes of what we do in the meantime, if indeed  
23   what the Plaintiff is saying is true and you guys on  
24   the Association side continue to take action as a  
25   Board that is later might be found to be improper,

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1 what is that you're going to do with all of the  
2 decisions that y'all have taken?

3 MR. ATES: We have taken no action  
4 yet.

5 THE COURT: Then you're going to make  
6 it easy for the Court. So, I'm going to get to the  
7 next point.

8 What is it that is urgent for the  
9 Board? As it's currently constituted, what is it  
10 that is so urgent for the Board to take pending a  
11 better opportunity to resolve this dispute?

12 Is there anything? Is there anything  
13 urgent that the Board needs to take?

14 MR. ATES: The only thing that we  
15 consider to be urgent at this point is getting our  
16 community continuing to function as it should.

17 We have -- we have had some instances  
18 where we have submitted information to  
19 Ms. Horacefield and Chaparral regarding some of the  
20 problems that we have had.

21 We've gotten no answers whatsoever.  
22 We've gotten no cooperation, your Honor, since  
23 October basically on that particular end. We  
24 don't -- we -- we can't --

25 THE COURT: Tell me about the quorum

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1 issue on that meeting. Was it only two people  
2 present?

3 MR. ATEES: Oh, which meeting?

4 THE COURT: The November meeting.

5 MR. ATEES: Oh, the November meeting?

6 MR. MEURER: No. Let me address  
7 that.

8 On the November --

9 THE COURT: What I really want to  
10 know is was there a quorum?

11 MR. MEURER: According to  
12 David Berk, our attorney, yes, sir. He said so.

13 THE COURT: Okay. How is two people  
14 of five a quorum?

15 MR. MEURER: He's explains it in his  
16 letter. Do you want me to read it out loud or just  
17 not get into the details?

18 THE COURT: No. I would like to  
19 know.

20 MR. MEURER: I will quote him. This  
21 is an e-mail from the Tele Horacefield. She  
22 requested clarity on separate -- on three different  
23 elements that were requested by President  
24 Willie Jones and Treasurer Karen Blakeman.

25 THE COURT: You know, I think I can

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1 read it quicker, if you'll just hand it to me.

2 MR. MEURER: Yeah. I'm yelling it  
3 for you -- for your -- just wanted you to know the  
4 background of where it came from.

5 THE COURT: Sure. I understand.

6 MR. MEURER: David Berk -- oh,  
7 there's a second page. Let me get it.

8 THE COURT: Okay.

9 MR. KATINE: Your Honor, may I ask  
10 what the date of that is?

11 MR. MEURER: October 22nd.

12 THE COURT: It's an October 22nd  
13 e-mail correspondence from Tele Horacefield to  
14 David Berk.

15 THE COURT: Let me read it real quick  
16 first.

17 MR. KATINE: May I approach, your  
18 Honor?

19 THE COURT: Sure.

20 MR. KATINE: I'm sorry but since this  
21 is -- this is very unusual but, since the Defendants  
22 have waived the Attorney-Client Privilege, I wasn't  
23 planning to use this, this is actually an e-mail  
24 from David Berk back to her that, if the Court will  
25 read, I think it will be --

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1 THE COURT: Okay.

2 MR. KATINE: -- helpful.

3 THE COURT: Give me just a moment.

4 MR. KATINE: Yes.

5 THE COURT: Let me take a quick look  
6 at this.

7 MR. MEURER: Yes.

8 THE COURT: Okay. So, with respect  
9 to person that's in the military, you guys have a  
10 policy or a Bylaw, either way, that if someone  
11 misses three consecutive regular meetings, then  
12 they're subject to being removed?

13 MR. ATEs: That's in the Bylaws.

14 MR. MEURER: It is in the Bylaws.

15 THE COURT: Okay.

16 MR. KATINE: It is in the Bylaws.  
17 Subject to being removed by a valid Board of  
18 Directors' decision.

19 THE COURT: Okay. So, the  
20 Association did not provide notice of the November  
21 meeting to the Association's Homeowners?

22 MR. KATINE: That's correct, your  
23 Honor.

24 MR. ATEs: That's incorrect and we  
25 did. And we have that right here.

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1 THE COURT: Well, but that's  
2 David Berk saying that.

3 MR. ATES: Well --

4 THE COURT: Is David Berk your  
5 counsel?

6 MR. MEURER: He works for  
7 HoltTollett.

8 THE COURT: I'm sorry?

9 MR. MEURER: HoltTollett is the --

10 MR. KATINE: That's the name of the  
11 law firm.

12 MR. MEURER: -- is the legal firm  
13 that serves us.

14 THE COURT: Okay. Is he an attorney  
15 there?

16 MR. KATINE: Yes, your Honor.

17 MR. MEURER: Yes.

18 THE COURT: Okay. Is this the same  
19 counsel that you were providing information to?

20 MR. KATINE: Yes, your Honor.

21 THE COURT: Is this an extra copy?

22 MR. KATINE: You can have that copy,  
23 your Honor.

24 THE COURT: Do you want to mark it  
25 and put it on record?

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1 MR. KATINE: Yes, your Honor.

2 MR. MEURER: Do you -- are you taking  
3 mine, too?

4 THE COURT: I'm happy to. Is that  
5 okay? Unless that's your only copy?

6 MR. MEURER: I -- I can get another  
7 one.

8 THE COURT: All right.

9 MR. MEURER: May I continue with that  
10 November 1 meeting that you have asked us to  
11 address -- the other complaints?

12 THE COURT: Hold on. How about if we  
13 do it after I read a couple of things?

14 MR. MEURER: Sure.

15 THE COURT: Because some of it may be  
16 dispositive of what I'm referring to here.

17 Have you seen a copy of that e-mail  
18 from the attorney?

19 MR. MEURER: All -- all we got is  
20 what Tele sent the Board, and you can see her  
21 distribution.

22 THE COURT: Okay.

23 MR. MEURER: Okay.

24 THE COURT: Okay. I'm going to call  
25 it "Defendant's Exhibit 1."

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1 MR. MEURER: Okay.

2 THE COURT: The October 22, 2024,  
3 correspondence.

4 MR. MEURER: Yes, sir.

5 THE COURT: And is it my  
6 understanding that you're requesting it be admitted  
7 into evidence as a part of this record?

8 MR. MEURER: Absolutely.

9 THE COURT: Okay. So, Defendant's  
10 Exhibit No. 1 is admitted.

11 And then I'm marking as Plaintiff's  
12 Exhibit Number 1 the David Burke November 7, 2024,  
13 correspondence to Lindsey or Kensey cc'g  
14 Tele Horacefield and Valerie Overbeck.

15 MR. KATINE: Yes, your Honor.

16 THE COURT: And do you wish to admit  
17 it?

18 MR. KATINE: Yes, your Honor. And  
19 that is admitted?

20 THE COURT: Plaintiff's Exhibit  
21 Number 1 is admitted.

22 Now, just so that I can expedite this  
23 just a little bit -- but I will give everyone a  
24 full, fair opportunity to say whatever they want --  
25 but it's a little bit instructive on the positions

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1 that people take here today.

2 Because I wasn't there to note all  
3 this stuff, so I have to take as true what the  
4 Plaintiffs are alleging. But this correspondence  
5 from the counsel for the Association is dispositive  
6 on some of the issues from the perspective of their  
7 read and their interpretation of the Bylaws as  
8 applied to this factual scenario.

9 MR. MEURER: Understood.

10 THE COURT: With respect to the  
11 November 1, 2024, meeting it states that: "The  
12 meeting of November 1, 2024, did not of constitute a  
13 valid meeting of the Providence Community  
14 Association, Inc.'s, Board of Directors at which  
15 Association business could be conducted. The  
16 meeting of November 1, 2024, was not properly  
17 noticed to the Association's Homeowners."

18 MR. MEURER: That is incorrect.

19 THE COURT: I understand that is your  
20 position.

21 MR. MEURER: Sir, we have an agenda  
22 issued as a Special Meeting of Membership by  
23 Ms. Tele Horacefield.

24 THE COURT: What's the date?

25 MR. MEURER: October 30th.

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1 THE COURT: And what's the date of  
2 the meeting?

3 MR. MEURER: November 1.

4 THE COURT: Did you meet the 72-hour  
5 requirement for open meetings?

6 MR. ATES: We -- we did. We sent it  
7 to her.

8 MR. MEURER: It was sent out on the  
9 29th. I have the e-mail.

10 THE COURT: Well, how was it sent out  
11 on the 29th and it's dated the 30th?

12 MR. MEURER: Give me one second here.

13 THE COURT: Okay.

14 MR. MEURER: I need to make sure I'm  
15 not misinforming you.

16 THE COURT: Okay.

17 MR. KATINE: Your Honor, just for  
18 purposes of expediency, it is undisputed that there  
19 were only two Board Members at that meeting.

20 THE COURT: Yeah. I'm getting to  
21 that now.

22 MR. KATINE: Okay.

23 THE COURT: So, let me move forward.

24 It also states that: "A quorum of  
25 Directors was not present at the November 1, 2024,

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1 meeting."

2                   It further states that: "The  
3 November 1, 2024, meeting did not effectively  
4 appoint Association Officers or filled a vacancy  
5 created by Paul Leader's resignation."

6                   Further states: "The November 1,  
7 2024, meeting did not effectively declare  
8 Nadeem Naik's Board Seat vacant."

9                   And, under each of these, it gives an  
10 explanation under various sections of the Texas  
11 Property Code, as well as some references to the  
12 Bylaws.

13                   I'm just skipping over and giving you  
14 the highlights because the document will be in  
15 evidence.

16                   And it further states that: "The  
17 Providence Community Association, Inc.'s, Board of  
18 Directors cannot remove Directors from the Board and  
19 the vote to remove Blakeman is therefore  
20 ineffective."

21                   And it gives a very long recitation  
22 for why. Now, with that said, I fully understand  
23 and recognize the current-constituted Board  
24 Association's position here, but we have a problem.

25                   And the problem is, fundamentally, a

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1 lack of compliance with the Property Code and with  
2 the Bylaws. And, if that indeed did happen, any  
3 action that's taken from that point forward is  
4 improper, ineffective, void, amongst other things.

5 MR. MEURER: Your Honor, you've lost  
6 me with respect to -- are you -- are you going back  
7 to the actual validity of the meeting with respect  
8 to how it was called, when it was called, was it  
9 properly noticed?

10 And you have my e-mail,  
11 unfortunately, that you took from me. Could I come  
12 look at it?

13 THE COURT: Sure. I don't think it's  
14 going to change anything.

15 MR. MEURER: Well, that's -- I'm just  
16 trying to make the point and answer the question you  
17 asked.

18 THE COURT: And, again, what I'm  
19 really saying here is --

20 MR. MEURER: Here, it was actually  
21 October 29th. It's an E-blast that's particularly  
22 to me. Every 653 person got that. And this is the  
23 notice. And what I have is the agenda, all put out  
24 by Ms. Tele Horacefield. That's her job.

25 THE COURT: Do you have a reason why

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1 your counsel would say otherwise?

2 MR. MEURER: Other than I don't think  
3 they are aware or they don't understand what they're  
4 reading, but it was a 72-hour notice. And it was  
5 coordinated --

6 THE COURT: But how do you address  
7 the quorum issue of two people?

8 MR. MEURER: At the meeting?

9 THE COURT: Yeah. Go ahead and step  
10 back.

11 MR. MEURER: It didn't show up, your  
12 Honor. I mean, are you saying why did no one show  
13 up at the meeting?

14 THE COURT: No. What I'm saying is,  
15 if you've got two Board members, that's not a quorum  
16 under the Bylaws or under the Property Code.

17 MR. MEURER: We took direction from  
18 Mr. David Berk, the attorney. We did not say  
19 that -- he said it's a -- it constitutes, under  
20 those conditions, a quorum. We took that --

21 THE COURT: You took directions from  
22 David Berk?

23 MR. MEURER: He's the attorney --

24 THE COURT: Okay.

25 MR. MEURER: -- and through Tele.

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1 What else were we to do?

2 THE COURT: You're confusing me. Was  
3 David Berk there or not?

4 MR. MEURER: Where? At the meeting?

5 THE COURT: Yes.

6 MR. MEURER: Was David there?

7 MR. ATES: David Berk was at our  
8 October 20 -- at our Regular Meeting. He came in  
9 with in Ms. Kensey through -- they came into the  
10 meeting.

11 At that point, that's when we got to  
12 this point where Mr. Berk was issuing his opinions  
13 to us.

14 He did not show up for the  
15 November 1st meeting.

16 THE COURT: Okay. But you're telling  
17 us, on the record, that Mr. Berk is the  
18 Association's attorney and will be the attorney  
19 acting on behalf of your group here today?

20 MR. MEURER: I don't know.

21 MR. ATES: That's a question? Maybe  
22 I should -- maybe, your Honor, you're saying that he  
23 will be acting for us or for PCA?

24 THE COURT: All I'm asking is --

25 MR. ATES: I don't know.

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1 THE COURT: Well, I'm hearing  
2 conflicting things here. And I think you said, sir,  
3 that he was your attorney and y'all were listening  
4 to him as your attorney?

5 MR. MEURER: At that time. But in  
6 the month of November, sir, HoltTollett issued a  
7 letter to Chaparral and to PCA saying we are --

8 THE COURT: Stop. Stop. Stop.

9 MR. MEURER: -- no longer your  
10 attorneys. So, at the time, we did, yeah.

11 THE COURT: Okay. Hold on. Are you  
12 saying then that Mr. Berk is no longer your  
13 attorney?

14 MR. MEURER: He's saying it.  
15 Luke Tollett, the owner of the company, issued a  
16 letter saying, "We're backing away from PCA. We no  
17 longer serve you."

18 They haven't charged our Association  
19 for any services.

20 THE COURT: When do you contend they  
21 were no longer your attorneys?

22 MR. MEURER: The day we got that  
23 letter from them, they said they backed away.

24 THE COURT: Okay. And what's the  
25 date of the letter?

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1 MR. MEURER: It's -- I don't have it  
2 with me, but I can get it. It's some time in  
3 November.

4 THE COURT: Okay. Nonetheless, we  
5 have in evidence here a problem with the meeting, a  
6 problem with the quorum, a problem with the notice  
7 that is noted by counsel at the time for the  
8 Association.

9 We've got a problem. So, now,  
10 let's fix it. Is there anything more you want to  
11 tell me about these issues? Or do we want to spend  
12 a little bit of time on trying to find a status quo  
13 that maybe is more amenable to both sides?

14 MR. MEURER: Well, I don't want to  
15 waste anybody's time here. I'm simply saying that  
16 we dispute everything about this being an invalid  
17 meeting because have -- we feel we demonstrated even  
18 on -- that may not be the purpose of this hearing, I  
19 understand, sir. But --

20 THE COURT: Okay.

21 MR. MEURER: But we've shown you that  
22 it's properly noticed. We took direction from the  
23 attorney at the time. We aren't qualified to make  
24 that. Only the attorneys are.

25 On October 22nd, they answered both

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1 Ms. Karen Blakeman and Willie Jones, the president,  
2 and the rest of Board that, Yes, you have a quorum  
3 even with two per your Bylaws.

4 And that was on October 22nd. We ran  
5 with it on the November 1 meeting. So, if -- you  
6 know, I don't know what else we could be expected to  
7 do other than to take direction from the experts and  
8 we're not attorneys. Mr. Berk is.

9 MR. ATES: At the meeting that -- at  
10 our meeting -- and, prior to that meeting, Mr. Berk  
11 came in with some representatives from Chaparral.

12 We -- we kind of feel like we are at  
13 a disadvantage here because, basically, what we had  
14 go on here is the attorneys, once they realized we  
15 were at issue with what was being done -- and I'm  
16 not -- I'm not trying to say there's collusion here.  
17 But I will say that the attorneys were looking at  
18 representing Mr. Nadeem and Ms. Blakeman in our  
19 community more than they were representing the  
20 Community because, basically, what they did was they  
21 told us, "We are no longer available to help or to  
22 add anything."

23 And you see the e-mails where they  
24 said that. So, at that point we're wondering, Well,  
25 who are they serving. Are they serving the

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1 Community Association or they severing these two  
2 individuals?

3 THE COURT: Okay. Look, the Court  
4 wants to get this right.

5 MR. MEURER: Yeah. So do we.

6 THE COURT: And I'm going to make it  
7 right one way or the other. I know everyone here  
8 wants to get it right.

9 Let me just state something else that  
10 I'm relying upon both the Bylaws and a legal  
11 interpretation from counsel for the Association's  
12 position on those Bylaws.

13 Article Six, Section Three of the  
14 Bylaws requires a quorum of a majority of the number  
15 of Directors for meetings at the Association's Board  
16 of Directors.

17 We can all agree on that, can't we?

18 MR. KATINE: Yes, your Honor.

19 THE COURT: You've got to say "yes"  
20 for the record.

21 MR. MEURER: What article again? I'm  
22 sorry.

23 THE COURT: Let me make sure he's  
24 citing it right.

25 MR. MEURER: Yes. These articles can

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1 get confusing.

2 MR. KATINE: Article Six, Roman --  
3 Section Three under Meeting of Directors it does say  
4 "quorum." And it's on page four of the Bylaws.

5 THE COURT: And it states: "A  
6 majority of the number of Directors shall constitute  
7 a quorum."

8 "A majority in the number of  
9 Directors."

10 MR. MEURER: That's correct.

11 THE COURT: Can we further agree  
12 that, as of the start of that meeting, there were  
13 still four Board Directors -- a four Director Board?

14 MR. KATINE: Actually, your Honor, if  
15 I may? Just because there's a vacancy, it doesn't  
16 change the total number of Board Members.

17 THE COURT: I understand.

18 MR. KATINE: Okay. But there were  
19 four actual people.

20 THE COURT: Yeah. I think we can  
21 dispose of this issue both ways.

22 MR. KATINE: Okay.

23 THE COURT: Because, either way, it's  
24 going to take care of the issue.

25 MR. KATINE: Yes, sir.

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1 THE COURT: And I understand your  
2 position is it should be the proper quorum number,  
3 but I don't think it changes the number even if it's  
4 five or four.

5 It's going to be the same number.  
6 So --

7 MR. MEURER: I don't want to sound  
8 like a broken record, I agree with what it says. "A  
9 majority," but there's no number indicated.

10 That's why Ms. Blakeman and Mr. Jones  
11 asked for clarification, and we got it from  
12 David Berk.

13 THE COURT: Okay. I've moved on from  
14 that. I've already went to the second question.

15 MR. MEURER: Okay.

16 THE COURT: And my next question was:  
17 We can all agree there were four  
18 Members of the Board at that time?

19 MR. ATES: At which time?

20 MR. MEURER: At which time? At the  
21 start of that meeting.

22 THE COURT: That's correct.

23 MR. MEURER: Or before that meeting?

24 THE COURT: That's correct.

25 MR. MEURER: Yes, you're right.

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1 THE COURT: And what would be a  
2 majority of four?

3 MR. MEURER: Three.

4 THE COURT: Okay. What three people  
5 present?

6 MR. MEURER: No. Because two refused  
7 to show.

8 MR. ATES: Refused to show.

9 THE COURT: Okay. So, you don't have  
10 a quorum?

11 MR. MEURER: So, we can never have a  
12 meeting, according to that logic, because, if two  
13 never show up --

14 THE COURT: Unfortunately --

15 MR. MEURER: -- our meeting is dead?

16 THE COURT: Unfortunately, that is a  
17 problem.

18 MR. ATES: Yes, it is.

19 THE COURT: But that's the Law, and  
20 that's the way it works.

21 MR. MEURER: Well, your Honor, the  
22 whole purpose of that meeting really was the  
23 president had resigned seven days before.

24 Without a president, our Bylaws say  
25 the Vice-President immediately and temporarily steps

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1 into and -- but the Board has to decide that and  
2 vote for it.

3 THE COURT: With a quorum.

4 MR. MEURER: Yes.

5 THE COURT: And without a quorum, you  
6 can't take action.

7 MR. MEURER: And, so, any two rogue  
8 Board Members can shut down a Board forever by never  
9 showing up?

10 THE COURT: Not forever. Someone  
11 comes to the Court and gets a receivership and then  
12 we take care of it.

13 MR. MEURER: Yeah. Well --

14 MR. ATES: We understand that.

15 THE COURT: Yeah. I didn't make the  
16 Bylaws.

17 MR. MEURER: No. I -- I just --  
18 we're getting into interpretation and --

19 THE COURT: And anything that I do, I  
20 mean, I've have got an Appellate Courts that looks  
21 over what I do, too.

22 MR. MEURER: I know.

23 THE COURT: So, I want to get it  
24 right for everyone here.

25 MR. MEURER: Well, all we can do is



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1 take -- take our direction from the experts and  
2 we -- we -- we received that and we --

3 THE COURT: And from the Court. From  
4 the experts and the Court.

5 Okay. Let's deal with the problem we  
6 have here. We have an issue of concern with the  
7 lack of a quorum and some other things that are  
8 happening. But that fact that there's a lack of a  
9 quorum in and of itself is dispositive of any action  
10 being taken by -- from that point forward.

11 And that's just the Law. No way we  
12 are going to get around that. So, if that's the  
13 case, I've got to put in place and fashion a remedy  
14 on a temporary basis that I'm hoping that everyone  
15 can agree to so that we don't have to come back in  
16 14 days or less and do another argument on a  
17 Temporary Injunction Hearing because that's the way  
18 that Law works.

19 When I grant a TRO, then that's a  
20 Temporary Order that lasts up to 14 days at which  
21 time I'm going to set a Temporary Injunction Hearing  
22 and we're going to come back and argue this on  
23 something that's pretty dispositive.

24 And I'm going to grant the Temporary  
25 Injunction unless there's something more that

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1 changes. And, given Plaintiff's Exhibit Number 1,  
2 it's going to be difficult to change this because it  
3 is a duly-authorized representative of this  
4 constituted Association's Board at the time, before  
5 they were terminated, which, as your agent and  
6 representative, is going to be problematic for you  
7 to distance yourself from.

8 So, let's fix it. Let's just figure  
9 out a way to fix this.

10 MR. MEURER: Well, you asked the  
11 question further that we never answered. You said,  
12 "How is the Association being" -- well, what are the  
13 problems right now? What's -- what's damaging?

14 THE COURT: Okay. Any action taken  
15 by that Board is --

16 MR. MEURER: How about inaction is  
17 problem -- how about the fact that our insurance  
18 policies, General Liability, Property Damage, D&O  
19 Insurance had lapsed on February the 18th?

20 Our Association is now without  
21 insurance coverage. We took action. We took  
22 action -- okay -- with the broker because the broker  
23 contacted us.

24 And if you will allow me?

25 THE COURT: Okay.

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1 MR. MEURER: He said he's been  
2 contacting Chaparral. They don't respond all  
3 through December. Your policies are coming up.  
4 They are commercial in nature. They're commercial  
5 insurance. And you probably well know, is in a  
6 state of flux. They are not going to renew those  
7 unless you update the information. And if you don't  
8 do something, you're going to lose your policy.

9 THE COURT: But what you're telling  
10 the Court is your strengthening why we have to have  
11 more emergent action of this Injunctive relief --

12 MR. MEURER: No. Well -- I'm --  
13 I'm -- well --

14 THE COURT: Let me finish, sir.

15 MR. MEURER: -- we need somebody in  
16 charge.

17 THE COURT: Hold on. Let me finish.  
18 And I will ask y'all to please don't speak over the  
19 Court --

20 MR. MEURER: No. I'm -- I'm --

21 THE COURT: -- because we can't get a  
22 good --

23 MR. MEURER: Yeah.

24 THE COURT: -- record.

25 MR. MEURER: Yeah.

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1 THE COURT: You're doing it again.  
2 You're doing it again. Try not to, and I will give  
3 you the latitude to speak until at some point in  
4 time.

5 You're telling the Court why it needs  
6 to grant emergency relief because you have urgent  
7 action that needs to be addressed.

8 So, you kind of just made the case  
9 even stronger for the Plaintiff.

10 MR. MEURER: No. May I speak? Are  
11 you --

12 THE COURT: What do you want to say?

13 MR. MEURER: I don't agree with that  
14 statement. What we are doing is trying to protect  
15 the PCA from going without insurance when our -- our  
16 property manager will not take action to pay the  
17 bills.

18 THE COURT: Okay. Here's the problem  
19 you got, sir, and I want to make it very abundantly  
20 clear:

21 You and your group cannot operate as  
22 a Board if it's not a properly-constituted Board.  
23 End of story. You cannot do that.

24 MR. MEURER: Okay.

25 THE COURT: I don't know how much

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1 clearer I can make it, but that is the Law. And if  
2 I were to tell you differently, a Court above me is  
3 going to say, "Krennek, you in 400th Court got it  
4 wrong," because the Law is that strong.

5 MR. MEURER: Okay.

6 THE COURT: You cannot operate if you  
7 don't have a properly-constituted group. That's  
8 fundamentally how we start.

9 It's not me saying that. It's what  
10 the Law in the State of Texas says. It's in the  
11 Property Code. It's further supported by your  
12 Bylaws, and the Texas Supreme Court tells us this.

13 MR. MEURER: Okay.

14 THE COURT: So, my hands are tied on  
15 what I can do. And that's why I get back to let's  
16 fashion a remedy that everyone can live with in a  
17 way that makes sense, that tries to hold down costs  
18 for everyone, that gets the action you need taken on  
19 a more timely basis, that does not waste judicial or  
20 your resources or judicial resources in a way that's  
21 unnecessary if we can avoid it.

22 I am perfectly happy to deal with  
23 any issues that anyone that disputes what's about to  
24 happen wants to deal with. But I want to also find  
25 a better way for everyone in this courtroom and the

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1 Association and a properly-constituted Board to take  
2 action.

3 That's all I'm here to try to do and  
4 fundamentally help both of you.

5 MR. MEURER: And -- and we would  
6 agree with you, your Honor.

7 MR. KATINE: Your Honor, I have an  
8 idea that I'd like to just ask the Court.

9 THE COURT: Please.

10 MR. KATINE: Because I'm looking for  
11 a solution as well. And I know this is done  
12 sometime because sometimes I'm appointed by a Court.

13 What I'd suggest and maybe we can get  
14 an agreement from all parties is that the Board of  
15 Directors -- that the parties not take any further  
16 action and that the Court appoint someone that the  
17 Court knows to call and conduct a new meeting, an  
18 election, so that it can be done in a place because  
19 they may not trust my client -- the people with us.

20 And sometimes that's just the easiest  
21 thing to do is to have a third-party who will be  
22 paid by the Association to call, run the meeting,  
23 have an election as soon as possible and let's see  
24 what the results are after that.

25 THE COURT: Okay. Part of what

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1 counsel just said -- and let me say it in different  
2 terms:

3 That was a kind of an end-all to fix  
4 the entire situation because, if a  
5 properly-conducted meeting occurs and then a  
6 properly-constituted Board comes into existence,  
7 they don't have much more they can argue about to  
8 this Court.

9 And, so, there's no improper action  
10 that's going to be taken after I fix what has  
11 already occurred. No further improper action.

12 So, the way the Court would view that  
13 is, once that properly-conducted meeting occurs and  
14 a properly-constituted Board is established and  
15 action that was taken by a questionably-constituted  
16 Board is undone, there's no more anyone can come to  
17 this Court for.

18 MR. KATINE: I agree.

19 THE COURT: Because it's already  
20 done. It saves everyone time, money and gets you  
21 your quick relief.

22 With that said, however, the Court's  
23 going to enter some injunctive relief today. Now,  
24 if it's by agreement based upon what counsel for the  
25 Plaintiff said, which is ultimately, probably what's

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1 going to happen if y'all can't agree otherwise, but  
2 I have the authority to, at least, undo what has  
3 happened and put the four Members back on. But  
4 that's not going to get you anywhere because you're  
5 going to be in a deadlock unless we go to the next  
6 step that counsel for Plaintiff is saying.

7 I'm not going to necessarily do that  
8 today unless you have input into it.

9 MR. ATES: Could I ask one question,  
10 your Honor?

11 THE COURT: Sure.

12 MR. ATES: I really want to see us  
13 work as a Board. I really want to see that because,  
14 right now, we're not doing anything to help the  
15 Community. But I do have a concern, after what  
16 we've gone through for the last three or four months  
17 in our Community and what's been happening.

18 My only concern is that I don't  
19 believe that there can be a fair election based upon  
20 what has happened at this point.

21 Now, maybe if we had a way to get our  
22 opinions out into the subdivision as to what they  
23 have been doing -- using, we might be able to come  
24 to a fair election.

25 But, right now, the lies and the



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1 stuff that's been put out, people are confused.  
2 They don't know what to believe.

3 I've got Neighbors knocking on my  
4 door saying, "Well, what about this? What about  
5 this?"

6 THE COURT: Here's how we address  
7 that situation:

8 A meeting gets set in a timeframe  
9 where both sides have an adequate opportunity. But  
10 there's some urgency here. Let's deal with the  
11 urgency.

12 You mentioned insurance policies.  
13 Right now, is insurance in place or not?

14 MR. KATINE: Your Honor, insurance is  
15 in place. The property manager has told me and will  
16 tell you that it was renewed on February --

17 MS. HORACEFIELD: 18th.

18 MR. KATINE: 18th.

19 THE COURT: So, that issue is  
20 addressed, at least. Whether you know about it or  
21 not, we now have them saying it's in place and  
22 that's a representation to the Court.

23 Anything else urgent that you guys  
24 need on the Defendants' side?

25 MR. JONES: Just the ability to --

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1 to -- I -- no problem with having our Members our  
2 Homeowners elect the other two officers. But I'm  
3 just stating, your Honor, from what I have seen and  
4 from what I've been told by members of my Community,  
5 it's been with all that stuff that's come down.

6 Over 150 texts that went out to our  
7 Neighbors about this. We never had a chance to  
8 respond. We were given any opportunity to respond  
9 whatsoever.

10 So, I'm saying I -- I feel it's  
11 tainted. But, yeah, I do think we need -- if you  
12 say we need another election, fine. But I'm just  
13 saying we would have no chance whatsoever at this  
14 point of getting a fair election because of what has  
15 been done.

16 I mean, I -- it's just -- and your  
17 Honor can see --

18 THE COURT: Are you telling the Court  
19 you need some additional time?

20 MR. ATES: Yes, please, your Honor.

21 THE COURT: All right. So, let's  
22 come to terms on when we can have this --

23 MR. ATES: Okay.

24 THE COURT: -- that makes sense --

25 MR. ATES: Correct.

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1 THE COURT: -- if there's nothing  
2 else urgent.

3 Are you, Plaintiff, have anything  
4 else urgent that needs to be done?

5 MR. KATINE: No, your Honor. We know  
6 of nothing else urgent.

7 THE COURT: Okay. All right.

8 MR. ATEs: Your Honor, may I ask one  
9 more question?

10 THE COURT: Yeah.

11 MR. ATEs: The information that has  
12 been distributed to our Community by Chaparral, they  
13 have the control of whatever information goes out  
14 into the Community.

15 We have been denied the implicit  
16 every time -- every time we've asked for something  
17 to be put in --

18 THE COURT: That's something I can do  
19 something about. Look, are you talking about e-mail  
20 access?

21 MR. ATEs: Yes, sir.

22 THE COURT: Okay. Both sides should  
23 be able to have e-mail access. I don't think that's  
24 anything that problematic.

25 MR. ATEs: We've had none. We've

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1 been shut out completely.

2 THE COURT: I'm giving it to you. I  
3 will give it to you before the end of this hearing  
4 is over.

5 Anything else?

6 MR. MEURER: Yes. There -- under  
7 the -- under the assumption, as you -- it's not an  
8 assumption. It looks like directive.

9 There are four Board Members. Why  
10 are all four Board Members not being communicated  
11 with, with respect to element we just discussed?

12 The insurance policies are either in  
13 place or they are not. We don't know.

14 THE COURT: Okay. I can do something  
15 about that by making it very clear that everyone is  
16 to be provided notice.

17 MR. MEURER: All four Board Members?

18 THE COURT: Okay. The four Board  
19 Members being Willies Jones, Michael --

20 MR. ATES: Ates.

21 THE COURT: -- Ates, Nadeem Naik and  
22 Karen Blakeman. Those are the four we are all in  
23 agreement in with?

24 MR. KATINE: Yes, your Honor.

25 THE COURT: Okay. So, that's easy

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1 enough. All four Board Members -- I can fashion a  
2 remedy that makes sure all Board Members that are a  
3 part of what both sides -- while you might not like  
4 it but still will be the case of who's on this  
5 Board -- they will get notice of everything.

6 MR. ATES: Your Honor, may I ask you  
7 a question?

8 THE COURT: Yes.

9 MR. ATES: This is important. In  
10 reference to the Board Members, I'm kind of confused  
11 as to how these two individuals can still be Board  
12 Members when their terms expired?

13 THE COURT: Because there was not  
14 another duly-authorized and constituted election,  
15 and they retain that position until they are  
16 replaced.

17 MR. ATES: Okay.

18 THE COURT: That's typically what  
19 happens; is that correct?

20 MR. KATINE: Yes, your Honor.

21 THE COURT: Okay. I have someone  
22 here who's part of a Defendant. So, sir, stand up  
23 and tell me your name and then tell me what you want  
24 to say?

25 MR. JONES: My name is Willie Jones,

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1 and I just had a couple of questions here because  
2 I'm a little confused myself.

3 It says here -- what I'm trying to  
4 find out is are the Bylaws being totally ignored or  
5 what?

6 And, on this particular situation, I  
7 will say on a -- the Bylaws state that, after you  
8 miss three consecutive meetings, you're  
9 automatically off the Board.

10 THE COURT: No. No. It doesn't say  
11 "you're automatically." I think you can be voted.

12 MR. JONES: You can be voted off and  
13 does that "unless" decide that?

14 THE COURT: Which provision is that?

15 MR. KATINE: It's under the Powers of  
16 the Board.

17 THE COURT: Article?

18 MR. KATINE: That's Article Seven,  
19 Section One-D.

20 THE COURT: Okay.

21 MR. KATINE: This is a power that the  
22 Board of Directors has. So, that's something that  
23 would have to be a Board -- a valid-Board  
24 discussion. It's.

25 Not nothing happens automatically.

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1 THE COURT: Yeah. So, sir, to answer  
2 your question, the way the Bylaws are written, it's  
3 not an automatic happens upon the missing of the  
4 third meeting.

5 A properly-constituted Board would  
6 have to vote and declare it that way, and there was  
7 no properly-constituted Board. Formalities but the  
8 technicalities matter on this.

9 MR. JONES: On the November 1st  
10 meeting David Berk had stated that two Members --  
11 two Board Members constituted a quorum.

12 THE COURT: He was wrong. He was  
13 wrong, and he admitted he was wrong.

14 MR. JONES: Well, that's what I'm  
15 saying. That's how we had a quorum.

16 THE COURT: Okay. But because he was  
17 wrong, we have to undo it.

18 MR. JONES: Okay.

19 THE COURT: If that's what he said,  
20 we have to undo it.

21 MR. JONES: Question Number Two:

22 How can we not have a quorum if  
23 Pat Meurer was legally appointed by the remaining  
24 Members of the Board after Paul Weeder --

25 THE COURT: Here's why, sir:

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1                   Because there was no legal  
2 appointment if you don't have a quorum to appoint  
3 him.

4                   MR. JONES: It doesn't say that,  
5 though.

6                   THE COURT: Yeah, it does. The  
7 Bylaws do say that. You cannot act without a proper  
8 quorum. No association can act without a proper  
9 quorum, and any action taken without a proper quorum  
10 is void.

11                  MR. JONES: It said in Section Three  
12 of Article Four, it states that:

13                  "In the event of death, resignation  
14 or removal of Director, his successor shall be  
15 elected by the remaining Members of the Board and  
16 shall serve for the unexpired term of his  
17 predecessor."

18                  THE COURT: You have no Board because  
19 you didn't have a quorum. There was no quorum  
20 there.

21                  MR. JONES: It doesn't say anything  
22 about the quorum.

23                  THE COURT: Another section says you  
24 can't act without a quorum.

25                  MR. JONES: Thank you.



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1 THE COURT: You're welcome.

2 Okay. Someone wants to talk on this  
3 side behind you, but I'm not sure that's --

4 MR. KATINE: This is actually Karen.  
5 This is one of the Board Members. This is  
6 Karen Blakeman.

7 Yes, ma'am. Did you want to say  
8 something to the Judge?

9 THE COURT: Okay. Just for the  
10 record, this is Karen Blakeman, B-L-A-K-E-M-A-N.

11 MS. BLAKEMAN: Yes. Thank you.

12 So, in terms of the proper notice  
13 that was given for the November 1 Board Meeting, the  
14 things that were done at that meeting, per the  
15 meeting minutes that we received, are things that  
16 need to be properly noticed per the Texas Property  
17 Code to the entire residents saying that they're  
18 going to talk about those 15 things.

19 THE COURT: So, basically, you're  
20 saying a proper agenda needs to be part of the  
21 notice?

22 MS. BLAKEMAN: Exactly.

23 THE COURT: I understand that.

24 MS. BLAKEMAN: All right. Thank you.

25 MR. KATINE: Thank you.

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1 THE COURT: Okay.

2 MR. KATINE: So, your Honor, at this  
3 point, what I would like to propose is that our two  
4 requests for the TRO be granted and that is from  
5 conducting any Association business with the three  
6 disputed Directors, which are Patrick Meurer,  
7 Laura Dawson and Steven McSwain.

8 That they can no longer act as  
9 Directors of the Board of Directors. And that the  
10 other thing is, is that any Board of Directors'  
11 meeting must include proper notice in accordance  
12 with the Property Code. And that you have to have a  
13 quorum, which is, at least, three of the following  
14 Board Members: Willie A. Jones, Michael Ates,  
15 Nadeem Naik, N-A-I-K, and Karen Blakeman. So, that  
16 will be a quorum of the three of them.

17 I would like to ask that, in addition  
18 to this, based on our discussion today, that the  
19 Court order a new Annual Meeting, an Election, to  
20 fill the two positions that are up for election.

21 And either appoint a neutral  
22 third-party to be an Officer of the Court to run the  
23 meeting and conduct the Election unless the Court  
24 feels that he wants to leave it to the four Board  
25 Members at this time?

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1 THE COURT: Well, we're going to deal  
2 with that now.

3 MR. KATINE: Okay.

4 THE COURT: But let me first make  
5 some findings on the record here.

6 MR. KATINE: Just one other thing,  
7 your Honor, just for clarification, Chaparral  
8 Management is still the management company that has  
9 the records, that has the money of the Association.  
10 They were not properly dismissed by  
11 the invalid --

12 THE COURT: I got that. I understand  
13 that.

14 MR. KATINE: Okay. I just wanted to  
15 let -- we have a management company that could help  
16 with the 600 Homeowners.

17 THE COURT: I understand. But,  
18 depending upon what you guy are wanting on this  
19 Defense side -- look, I know you may not agree with  
20 the ruling but it's the Law and it's the Bylaws.

21 What I'm trying to do is help y'all  
22 on this Defense side put something in place that  
23 gives you what you articulated to the Court that you  
24 need and that's:

25 Access to database, proper notice and

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1 an opportunity and time to do whatever you guys want  
2 to do just like you contend the other side did.

3           Alternatively, one way or the other,  
4 we're going to sign a TRO here today. And then I'm  
5 going to leave it to y'all to figure out, which I'm  
6 not so sure y'all are going to be able to figure  
7 this out in a way that's going to get it done  
8 timely.

9           So, I'm going to make some findings.  
10 I'm going to grant a TRO. And then we're going to  
11 go into the second part of what the request was to  
12 see if you guys want to figure out a neutral fifth  
13 person to conduct this meeting and then come up with  
14 a timeframe based upon your input or you guys are  
15 just going to try to figure it out yourselves with  
16 the two-to-two deadlock and it may never happen.

17           MR. MEURER: May I ask a question?

18           The three of us, Ms. Dawson,  
19 Mr. McSwain and myself, that are not involved in  
20 this, should we be excused? Because you -- this is  
21 amongst the four Board Members that you're now going  
22 back in time to prior to November 1 and you're  
23 saying those are the Board.

24           Since I am not on the Board, I should  
25 have no say in any of this, correct?

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1 THE COURT: Willie Jones,  
2 Michael Ates. That's the two that would still be  
3 remaining, right?

4 MR. MEURER: That's what I'm saying  
5 and I'm asking.

6 THE COURT: Okay. Nadeem Naik,  
7 Karen Blakeman.

8 MR. KATINE: Yes, your Honor.

9 THE COURT: Are both of y'all here?

10 MR. KATINE: Nadeem is not here.

11 THE COURT: Okay.

12 MR. KATINE: But Karen is here.

13 THE COURT: All right. I'll tell you  
14 what then, Mr. Jones, why don't you come on up  
15 because I'm going to ask you something in just a  
16 minute.

17 MR. JONES: Yes.

18 THE COURT: Where he's sitting.

19 Yes, ma'am. State your name before  
20 you say what you're going to say.

21 MS. DAWSON: My name is Laura Dawson.  
22 and, unfortunately, I was at the meeting and we  
23 got -- I got elected. I haven't done one thing, not  
24 one because of all this.

25 So, when you said "don't act as the

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1 Board," I haven't done one thing. But what I would  
2 like to know with this case what neighbors are the  
3 friends of -- who is the -- what is it called --  
4 Concerned Citizens, I'd like to know who all those  
5 Concerned Citizens are.

6 THE COURT: Okay. That's going to be  
7 for another time. Not for today.

8 MS. DAWSON: Can I get it one day?

9 THE COURT: You're involved in  
10 litigation. You need to talk with your counsel  
11 about the best way to obtain that information in  
12 Discovery.

13 MS. DAWSON: Thank you.

14 THE COURT: Okay. Okay. The Court  
15 at this TRO Hearing notes that all of the individual  
16 Defendants are present, along with the Plaintiff,  
17 Providence Community -- I'm sorry -- along with  
18 Concerned Owners of Providence.

19 After hearing the arguments and the  
20 presentation of certain evidence, including  
21 Defendant's Exhibit Number 1 and Plaintiff's Exhibit  
22 Number One, the Court finds and concludes that a  
23 quorum was not properly constituted at the time that  
24 the November 1 meeting occurred or any of the  
25 meetings from that point forward.

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1                   And, accordingly, any of the action  
2 that's taken as a result of an  
3 improperly-constituted quorum or lack of a quorum  
4 therefore void and ineffective.

5                   Any action that was taken from that  
6 point forward, is action that is void and  
7 ineffective.

8                   The Court further finds that the  
9 Plaintiff has met its burden to establish  
10 entitlement to the Temporary Restraining Order and  
11 other Injunctive Relief sought.

12                  And the Court, therefore, orders and  
13 enjoins and orders the Providence Community  
14 Association, Inc., or any of the named five  
15 Defendants from conducting any Association business.  
16 That includes any Members of a purported Board that  
17 are not Willie A. Jones, Michael Ates, Nadeem Naik  
18 and Karen Blakeman.

19                  Therefore, anyone that purports to  
20 act on behalf of the Board is enjoined from taking  
21 such action.

22                  And I understand from what  
23 Mr. Ates -- I mean, what Mr. --

24                  MR. MEURER: Meurer.

25                  THE COURT: -- Meurer, Ms. Dawson and

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1 any of the other people that are not Willie Jones  
2 and Michael Ates indicated that they have not taken  
3 any action and don't intend to.

4 So, it shouldn't be a problem  
5 enjoining you from doing that.

6 The Court further enjoins the  
7 Providence Community Association, Inc., from  
8 conducting any Board of Director's meetings without  
9 proper notice to Owners in accordance with Section  
10 209.0051 of the Texas Property Code and without the  
11 attendance of, at least, a properly-constituted  
12 quorum. That, in this case because there are four  
13 Members that still remain on the Board, will be  
14 three of the following Board Members present. Those  
15 being Willie A. Jones, Michael Ates, Nadeem Naik,  
16 N-A-I-K, and Karen Blakeman.

17 (The Court speaking to court staff.)

18 MR. KATINE: Your Honor, if we could  
19 have it the week of March 31st, which is the second  
20 week?

21 I'm in trial the first week.

22 THE COURT: Okay. I'm going to set a  
23 Temporary Injunction Hearing for April the 3rd at  
24 3:00 o'clock.

25 I'm required to set that hearing to

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1 give people an opportunity to present any evidence  
2 they wish to present at a Temporary Injunction  
3 Hearing to determine whether the Temporary  
4 Restraining Order relief will continue beyond 14  
5 days.

6 Under that Law, you are entitled --  
7 both sides are entitled to an agreed one additional  
8 extension of 14 days or you can agree to maintain  
9 the status quo and do what's called an "Agreed  
10 Temporary Injunction" just to continue the same  
11 status quo.

12 However, you guys work it out, I will  
13 encourage y'all to have counsel involved from the  
14 Association or Defendants' side in order to properly  
15 effectuate what we're doing, but I have to, at  
16 least, note that for the injunctive relief that  
17 we're granting here today.

18 I'm also going to require the  
19 Plaintiffs post a bond of a hundred dollars. I  
20 don't find that there's any negative relief,  
21 negative damages or other concerns that granting  
22 this Temporary Restraining Order relief would cause  
23 to the Association given that there's nothing urgent  
24 or emergent and there's no monetary aspects that  
25 granting this Temporary Restraining Order would

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1 impose.

2 So, not effective till a hundred  
3 dollars posted.

4 MR. KATINE: Yes, your Honor.

5 THE COURT: All right. I'm going to  
6 enter that today.

7 MR. KATINE: Yes, your Honor.

8 THE COURT: Before you leave, you can  
9 get that.

10 It will just take me a moment, but I  
11 want to move to the next phase of what you're asking  
12 for. That is how do we deal with the ability for  
13 everyone to move forward. And, if it's your desire  
14 to do this, which, ultimately, the Plaintiff is  
15 entitled to have and that is a new Election. I  
16 can't tell you you are required to do it, but you  
17 can't act until it's done.

18 So, with that in mind, if you wish to  
19 move forward and you wish to have other relief that  
20 I think the Plaintiffs are agreeable to here today  
21 and that is your input on when that next Election  
22 would occur to give you enough time to do whatever  
23 you need to do to send out your messaging.

24 I will grant that you are entitled to  
25 access to the Homeowners' database. That will be

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1 the database of all 653 voters. And that I will  
2 further grant the requirement that all  
3 currently-constituted four Board Members are  
4 entitled to all information and action taken by the  
5 management company, Chaparral Management.

6 So, they are required to provide all  
7 of you notice so that you're kept abreast of what's  
8 happening.

9 So, the only remaining issue is what  
10 do you want to do about the fifth person to conduct  
11 the Election and to act on a temporary basis until  
12 that vote occurs by a properly-constituted quorum?

13 MR. KATINE: Your Honor, I would ask  
14 the Court to appoint a neutral person that the Court  
15 selects.

16 THE COURT: Okay. Is that going to  
17 be a neutral that is a Homeowner or just a neutral  
18 person?

19 MR. KATINE: I would say just a  
20 neutral person. It's just going to be temporary.  
21 It's really for business purposes and someone to run  
22 the Election.

23 THE COURT: And what is the two other  
24 Board Members' position on that?

25 MR. ATEES: I have to say, your Honor,

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1 my only objection to to any cooperation here is that  
2 if we are allowed to voice our position to the  
3 Community that has been voiced over us.

4 That's -- I -- I -- I know from  
5 talking to neighbors about what has been going on,  
6 but that is so getting us any kind of --

7 THE COURT: Okay. How much time do  
8 you need to voice your efforts to communicate with  
9 the Homeowners before this meeting were to occur?

10 MR. ATES: Well, in the effect that  
11 this has been going on since October.

12 THE COURT: 30 days?

13 MR. ATES: How about 60 days?

14 THE COURT: 60 days?

15 MR. KATINE: We can do 60 days.

16 THE COURT: All right. Everyone's in  
17 agreement. So, thank you for you asking for it, and  
18 you're going to get that relief.

19 So, 60 days.

20 MR. ATES: 60 days.

21 THE COURT: So, what I'm about to say  
22 is that:

23 No meeting can occur prior to 60 days  
24 from now. Y'all can set it whenever you want to  
25 after that, but you will have, at least, a minimum

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1 of 60 days.

2 MR. ATEES: Thank you, your Honor.

3 THE COURT: Okay.

4 MR. KATINE: Your Honor, would the  
5 Court appoint a fifth person to serve on the Board  
6 for 60 days just in case a decision needs to be  
7 made?

8 And, also, that same person would  
9 chair the meeting and run the Election?

10 THE COURT: Okay. It makes sense to  
11 do that.

12 MR. JONES: So, you're saying you're  
13 appointing a new president?

14 THE COURT: No, I'm not.

15 MR. JONES: Well, that's what he  
16 said.

17 THE COURT: Hold on. Hold on.

18 I'm appointing someone to act  
19 temporarily in the position to run the meeting  
20 because who's going to run that meeting if you two  
21 are not in agreement by the other two and the other  
22 two are not in agreement with you? Who's going to  
23 run the meeting?

24 MR. ATEES: Well, you're saying that  
25 you will appoint someone not under the Community?

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1 It's just a neutral person to come in say, "This is  
2 what we're going to do?"

3 THE COURT: A neutral person that has  
4 no bias one way or the other.

5 MR. ATES: Okay.

6 MR. KATINE: Yes, your Honor.

7 THE COURT: And what's your position,  
8 the two of you guys that are currently on the Board,  
9 Mr. Jones and Mr. Ates?

10 MR. ATES: In reference to that?

11 THE COURT: That one point. Who  
12 would you want to have appointed if it's not a  
13 neutral person?

14 MR. ATES: Well, we would want a --  
15 we -- I agree one hundred percent we would like to  
16 have a neutral person.

17 THE COURT: Okay.

18 MR. ATES: My only -- again, I'm  
19 only -- I'm rounding back, again, to the point that,  
20 yeah, we've got 60 days now to express ourselves to  
21 the community.

22 THE COURT: A minimum of 60 days.  
23 You might have more.

24 MR. ATES: A minimum of 60 days.  
25 Yes, sir.

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1 Now, one more question:

2 At that -- even though it says 14  
3 days on the paperwork here, if we get to 60 days and  
4 we hold this Election, what happens in terms of the  
5 Board? Because the Board Members that are  
6 previously -- they served out terms. What happens  
7 then? This is a whole new Election? Or are they  
8 still at that point until our Election is held  
9 considered Members of the Board?

10 THE COURT: Until they're replaced,  
11 they continue serving even though their term may be  
12 over.

13 MR. ATEs: And at the point that we  
14 hold that -- that Election -- I'm looking for some  
15 clarity on the counting.

16 THE COURT: Okay. Typically, when  
17 you hold an election, I don't know how you can miss  
18 it, but it's at the canvassing.

19 If you do it at that meeting, I don't  
20 know. I doubt that you can do it at that meeting  
21 because there's a lot of votes to count.

22 MR. KATINE: They actually do, your  
23 Honor. So, HOA meetings, you vote in person or by  
24 proxy with the help of the management company. That  
25 it's all electronically.

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1           The chairperson that the Court is  
2 considering appointing can bring staff with them to  
3 assist as well because, again, we don't want anybody  
4 to have any fears of impropriety. So, that person  
5 and their staff can run the meeting.

6           THE COURT: Would they have the  
7 ability to determine the results of the vote at that  
8 meeting?

9           MR. KATINE: It usually is done that  
10 night. Sometimes, if it's close, they will say,  
11 "These are the preliminary results, and we're going  
12 to recount them and certify them."

13           But usually that night Owners like to  
14 know who won the election.

15           THE COURT: Okay. So, is it after  
16 the certified count occurs that you would then that  
17 declare the vote winners?

18           MR. KATINE: Yes. It's usually that  
19 night unless there's some problem. And then, within  
20 a couple of days, the person who counted them,  
21 certifies it and sends -- the management company  
22 sends an e-mail.

23           THE COURT: So, my question is:  
24           When do you declare and have the new  
25 voted-upon Board take their seats?

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1 MR. JONES: Would that not be after  
2 the election?

3 MR. KATINE: So --

4 THE COURT: Would it be that night or  
5 a few days later? That's my question.

6 MR. KATINE: So, typically, again,  
7 sometimes it's not close. And, so, the person  
8 running it says, "This is clear. These are the  
9 winners." And they take effect immediately.

10 THE COURT: Okay. And what's your  
11 position, Mr. Ates?

12 MR. ATES: My position, your Honor,  
13 is that I don't feel at this point that, without --  
14 whoever the neutral person may be, I -- I'm  
15 concerned that, because of what's happened in the  
16 past with Chaparral, there is some degree of  
17 uncertainty here as to what might be valid and what  
18 might not be valid.

19 THE COURT: Okay.

20 MR. ATES: I just want to make sure.

21 THE COURT: So, maybe what you're  
22 asking the Court then is that they don't take their  
23 seat that night and we set a certain time after it.  
24 But understand, the same Board Members -- the four  
25 Board Members remain in that position until that

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1 happens. So, there's not activity that's going to  
2 occur until y'all can do that.

3 MR. ATES: We understand that. And  
4 I'm just pleading that your Honor understands of  
5 what I'm saying is I feel like our positions have  
6 been so nefariously compromised.

7 THE COURT: Oh, and I'm getting you  
8 relief on it.

9 MR. ATES: We need that -- we need  
10 that 60 days. In terms of what he was asking, when  
11 would these Members be seated; is that the question?

12 THE COURT: Yeah. And you're telling  
13 me you need more time than just that night, and I'm  
14 giving you that.

15 MR. ATES: Okay.

16 THE COURT: So, how much time after  
17 that?

18 MR. ATES: You mean after the  
19 meeting?

20 THE COURT: After the meeting, how  
21 many days after do you want to call another meeting  
22 where they're going to be certified and a new Board  
23 takes their seat?

24 MR. ATES: Well, if -- if I'm  
25 understanding correctly, we are going to be given 60

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1 days to transition from where we are right now. And  
2 then we will have that meeting; is that correct?

3 THE COURT: That will be a meeting  
4 where a vote will occur with a fifth neutral person.

5 MR. KATINE: Mr. Meurer --  
6 -- Mr. Meurer -- Mr. Meurer, excuse me. Before you  
7 leave, we may need to agree to something since  
8 you're still a party.

9 MR. MEURER: I need to go --

10 MR. KATINE: Oh, yes, sir. Yes, sir.  
11 Thank you.

12 MR. ATES: I think my question was  
13 is:

14 We have 60 days in which we can  
15 negotiate ourselves in a position where we feel  
16 comfortable with this Election; is that correct,  
17 your Honor?

18 THE COURT: You have a minimum of 60  
19 days.

20 MR. ATES: A minimum of 60 days?

21 THE COURT: It could be more.

22 MR. ATES: Okay. So, in that period,  
23 once that 60 days has come and we hold this  
24 Election, okay, I think is the question being asked  
25 is whether -- when do these people be -- when are

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1 they going to be seated?

2 THE COURT: Yes.

3 MR. ATES: I would think that, if we  
4 hold the Election until the other Election, that  
5 they will be seated immediately. We don't have a  
6 problem with that.

7 THE COURT: Okay. Then we're all in  
8 agreement.

9 MR. KATINE: That's fine, your Honor.

10 THE COURT: All right.

11 MR. ATES: But we -- we do request,  
12 your Honor, that -- I don't know if I'm getting over  
13 to you what -- what I'm feeling here in terms of  
14 what's been done --

15 THE COURT: You are.

16 MR. ATES: -- to me. I've been in  
17 that Community since 1990, your Honor. And I joined  
18 this Board last year because I had a --

19 THE COURT: You didn't know what you  
20 were getting into, did you?

21 MR. ATES: I had no idea. And,  
22 right now, I just feel like it's -- it's our  
23 Community that's at stake here.

24 We're fighting for -- my reputation  
25 has been slandered. In fact, I have an attorney

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1 who's going to be filing a lawsuit on this. But  
2 I -- I really just feel like what's been said about  
3 me and the way I've been thrown against the wall  
4 that, yeah, if we're going to do 60 days and we feel  
5 like in that 60 days we've accomplished some sort of  
6 certainty and some sort of equality, then that will  
7 be no problem with the Election.

8 THE COURT: Okay.

9 MR. ATEES: I'm just -- I'm just  
10 saying, from what we've seen in the last two months  
11 with Chaparral not cooperating with us, not giving  
12 us -- requesting -- issues requesting, we've had no  
13 cooperation whatsoever.

14 And, on the other hand, those two  
15 individuals have been posting using that platform to  
16 attack us the whole time.

17 I just don't think that that's -- the  
18 way the Community has been tainted that, until we  
19 get some sort of clarity as to who's doing what and  
20 who's doing what, it wouldn't be fair to us or it  
21 wouldn't be fair to anyone in this Community.

22 MR. KATINE: Your Honor, just from my  
23 client's perspective, we disagree with that. They  
24 feel like they have not been able to convey accurate  
25 information.

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1                   So, both sides needs to communicate  
2 with these Homeowners.

3                   THE COURT: Yeah. And the Court  
4 fully recognizes and make no mistake -- if I didn't  
5 communicate this better, I apologize -- the Court  
6 has not taken a position of what's right or wrong or  
7 accurate or inaccurate. And the Court fully  
8 recognizes that both sides have their positions.

9                   So, I'm not minimizing your concerns  
10 or your position at all. It's fully respected here  
11 in this Court.

12                  MR. ATES: Thank you, your Honor.

13                  THE COURT: What I'm saying is,  
14 based upon just the evidence that is before the  
15 Court, the Court believes that there is sufficient  
16 evidence in the Findings the Court has made to  
17 warrant the Injunctive Relief given the time being.

18                  MR. ATES: Okay.

19                  THE COURT: That's all.

20                  MR. JONES: I have a question, sir,  
21 on the another note:

22                         Where do we stand as far as getting  
23 documentation from Chaparral Management?

24                         What I'm looking for is I'm trying to  
25 get copies of our insurance if they have insurance

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1 like they said because we need that.

2 Also, I need to find out about how we  
3 go about -- as still with our -- our pool has been  
4 shut down by the County. And it was shut down  
5 because of negligence on the part of the directors  
6 of who were not taking care of it.

7 We have a major -- we have major  
8 problems. We have got contractors that have not  
9 been paid since November.

10 These people are a breathing down our  
11 neck every day because Chaparral Management refused  
12 to pay them.

13 THE COURT: Okay. That's a little --  
14 excuse me. Those are issues beyond what we can do  
15 here today.

16 MR. JONES: Okay.

17 THE COURT: But I fully recognize  
18 your concern about it. I want to make something  
19 very clear with respect to the current Members of  
20 the Board:

21 All Members should be equally  
22 entitled to all information and all documents  
23 without the need for any other request and a simple  
24 request.

25 I don't think the, you know, FOIA or

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1 anything like that is applicable here. But, if  
2 anyone were to interpret that it requires a Freedom  
3 of Information Act Request, the Court's making it  
4 very clear that's not required.

5 So, every Member of this Board is  
6 entitled to all documents.

7 MR. KATINE: Yes, your Honor.

8 THE COURT: And access to all  
9 documents. That includes you guys. Anything that  
10 you're requesting as a Board Member, you're entitled  
11 to it.

12 MR. JONES: We've got nothing. We've  
13 been requesting since November.

14 THE COURT: Okay. Well, we're making  
15 it clear now.

16 MR. ATES: So, your Honor, if we are  
17 indeed -- if this continues and we're not still  
18 allowed, would we come back to the Court and say,  
19 "Hey, look, we've still being denied"?

20 THE COURT: You have the right to  
21 come back and seek whatever relief. And if you show  
22 me a request that you weren't provided after a  
23 reasonable amount of time with the information or  
24 documents, then the Court's going to do something  
25 about that. And I don't think that --

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1 MR. ATEs: I can do that. I can do  
2 that.

3 THE COURT: -- the management company  
4 or anyone else here is wanting that to happen.

5 Okay?

6 MR. ATEs: Yes, sir.

7 THE COURT: Now, I'm going to ask all  
8 five of you on this side, as well a representative  
9 on this side, if you're in agreement with what we're  
10 about to dictate on how we're going to move forward.  
11 And that includes the following:

12 That the Court is going to order that  
13 a new Election occur based upon what I understand to  
14 be the agreement of all parties seeking and wanting  
15 there to be a proper Election, if indeed one has not  
16 occurred, which the Court's finding it hasn't.

17 And, based on that, the Court's going  
18 to further require that that new Election not occur  
19 before 60 days from now.

20 And, further, based on the request of  
21 the parties or the agreement, that the Court will  
22 appoint a neutral fifth person to run the meeting on  
23 a temporary basis so that that meeting is conducted  
24 in light of the two-to-two -- what purports to be a  
25 two-Board-Member versus two-Board-Members logjam

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1 that currently exists.

2 That in the meantime, Chaparral  
3 Management, because there was no duly  
4 constituted-quorum, continues to be the duly  
5 authorized and acting management company. But not  
6 only do they have the right to conduct that  
7 management, they have the obligation to do the  
8 things that are required, including the  
9 dissemination of information.

10 Anything the Board Members wish, that  
11 are currently-constituted Board Members of the four,  
12 they request information of documents from the  
13 Management Company, they are to turn that over  
14 reasonably, promptly and timely.

15 The Court will obtain the name of  
16 that fifth person and provide it in a filing -- or  
17 actually it's going to be in what you're going to  
18 submit to me is going to be the Proposed Order.

19 MR. KATINE: I will propose a letter  
20 in there that also includes language that the  
21 Association will pay this person a reasonable fee.

22 THE COURT: Okay.

23 MR. KATINE: And, your Honor, just  
24 for my clarification, this fifth person is really  
25 just to call and run the meeting?

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1 THE COURT: Limited only to calling  
2 and running the meeting. Not taking action. You  
3 guys that are the four duly-authorized Board Members  
4 take any action.

5 MR. KATINE: Okay.

6 THE COURT: Which is probably not  
7 going to happen because you don't have a quorum yet  
8 to do it.

9 MR. ATES: Okay. But this fifth  
10 person is just for the one meeting; am I correct?

11 THE COURT: That us correct.

12 MR. ATES: Okay.

13 THE COURT: Just to conduct that  
14 meeting and to --

15 MR. KATINE: Count the votes.

16 THE COURT: -- count the votes and  
17 come up with whoever the winner is. And, again,  
18 this is being done so that we avoid further  
19 litigation.

20 MR. ATES: Your Honor, one more  
21 question and this is -- this is -- I think what we  
22 started with before we even got to this point is, in  
23 terms of when that vote occurs -- I'm not against  
24 proxies. I'm totally in favor. But in our covenant  
25 my position, as secretary, is to receive those

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1 proxies and verify them.

2 THE COURT: Okay. Let's do this  
3 then --

4 MR. KATINE: Your Honor, I would  
5 propose that this fifth person be the person who  
6 handles the proxies.

7 THE COURT: Well, if that's the case  
8 you're going to have to give them some time to do it  
9 to ascertain they're a proper Homeowner.

10 MR. KATINE: Actually, your Honor,  
11 that's typically not done.

12 THE COURT: Well, but he's brought up  
13 an issue about there being some impropriety there.

14 How do I know there hasn't been?

15 MR. KATINE: Okay. Okay. How about  
16 that all proxies -- because we can do this by Court  
17 Order -- have to be delivered by to this fifth  
18 person ten days before the meeting? And that it has  
19 to include either an e-mail or a phone number on the  
20 proxy so that the proxy gatherer can verify that  
21 it's a valid proxy?

22 THE COURT: Well, you start with  
23 database of Homeowners first.

24 MR. KATINE: Okay.

25 THE COURT: And someone has that

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1 database.

2 MR. KATINE: The management company  
3 does.

4 THE COURT: Then why don't y'all give  
5 a copy of the database of current Homeowners who are  
6 going to be provided -- does everyone get a proxy or  
7 do they have to request it?

8 MR. KATINE: No. It comes with --

9 THE COURT: Okay. Everyone's getting  
10 a proxy based on this list. The gentleman told me  
11 there are 653 of these people. Give the list to  
12 them so that all Board Members has the list and  
13 y'all determine if there's anyone on that list that  
14 you think is improper.

15 MR. ATES: And that, your Honor, I  
16 agree with one hundred percent. I'm saying, you  
17 know, prior to this -- in this meeting that we held,  
18 that was -- that was never was done.

19 THE COURT: Understood.

20 MR. ATES: And, quite frankly, by the  
21 Bylaws, it requires that my position as the  
22 secretary -- because I'm the person who goes over  
23 those proxies and certifies. It's in our covenant.

24 THE COURT: Okay. Here's what we're  
25 going to do --

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1 MR. ATES: That was never done. That  
2 was never done. And with this fifth person, your  
3 Honor, would that person be able to go to Chaparral  
4 and say, "I need verification of all these people"?

5 Would that person be responsible or  
6 would the Board still be responsible for that?

7 THE COURT: Well, what would you  
8 prefer?

9 MR. ATES: I would prefer that the  
10 neutral person be responsible and take it out of the  
11 hands of --

12 THE COURT: And I think that's what  
13 the Plaintiff would also prefer. So, everyone does  
14 it where everyone has a semblance that they can  
15 trust the process.

16 MR. ATES: Yes, sir.

17 THE COURT: And what you're saying is  
18 very valid. So, I want to respect it.

19 MR. ATES: Thank you, sir.

20 MR. JONES: Sir, one last question  
21 from me. On the topic --

22 THE COURT: You should never say it's  
23 the last question from you but go ahead.

24 MR. JONES: Yes, sir. But my main --

25 THE COURT: I say that in jest.

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1 MR. JONES: -- concern are the  
2 proxies. Are renters allowed to vote?

3 MR. KATINE: No, your Honor. You  
4 have to be a Homeowner.

5 MR. JONES: How do we then know who  
6 the renters are coming from their list? Are they  
7 indicated on the list that we're going to receive  
8 that these are renters or is it just a list of  
9 Homeowners?

10 THE COURT: I think the list of  
11 Homeowners are the property owners. So, they own  
12 the real property. The dirt.

13 MR. KATINE: Yes, your Honor. That's  
14 correct.

15 THE COURT: And so --

16 MR. JONES: Renters can buy a home.

17 THE COURT: That is correct. So,  
18 who's voting are going to be the property owners. A  
19 renter is not a property owner.

20 MR. JONES: I understand but what I'm  
21 trying to figure out is how do we determine who are  
22 the renters?

23 THE COURT: So, now, you're bringing  
24 up an issue as to whether the proxy vote is a  
25 legitimate proxy vote or a renter proxy vote. And

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1 that's something that is inherent in every  
2 situation.

3 I think it's premature for the Court  
4 to do something about it. And, unfortunately,  
5 that's one of those things that, if you bring to the  
6 Court after the fact that there was improper votes  
7 being done with proof and evidence, any number that  
8 would have altered the election, meaning, it's a  
9 close election, you know, one side wins by three  
10 votes and you've got five renters who voted, that  
11 you can bring proof of, then that may invalidate the  
12 Election.

13 But I think we're putting the cart  
14 before the horse to have to do that yet. But your  
15 point is very well taken. We just don't have  
16 evidence of happening yet, and that's something you  
17 can cure after the fact. And I don't see a way we  
18 can cure it before the fact that the Election  
19 occurring.

20 But the Court's takes your concerns  
21 to heart. And if there's an issue about that,  
22 there's a mechanism that you can address it. And  
23 that's all that we can provide at this point.

24 MR. ATES: So, just so that we are  
25 understanding what your Honor is saying:

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1                   We now are given 60 days in which to  
2 comply with this meeting that we would -- will be  
3 required to hold?

4                   THE COURT: No. What the Court is  
5 saying is you will have a minimum of 60 days but  
6 likely going to be more than sixty because it will  
7 take us a few days to appoint someone.

8                   And, by the time they come up with a  
9 date, it's probably going to be more than 60 days  
10 but maybe not too terribly more.

11                  MR. ATES: But in that --

12                  THE COURT: But it won't be less than  
13 60.

14                  MR. ATES: It won't be less than 60?

15                  THE COURT: Correct.

16                  MR. ATES: Okay.

17                  THE COURT: And that's going to be in  
18 the Order you're going to propose and submit.

19                  MR. KATINE: Yes, your Honor, it is.

20                  I would like to make a suggestion to  
21 see if we can do this by agreement on the record:

22                  In order to save money and time and  
23 the Court's time that this agreement that the Court  
24 is going to enter and has recited for all of us that  
25 this agreement remain in place until after the

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1 Election is held.

2 And that we do not need to come back  
3 on April 3rd at 3:00 o'clock and spend more time and  
4 money. And the Plaintiffs will be agreeable to  
5 that, if the Defendants will agree to that as well.

6 THE COURT: Look, what he's saying  
7 is, because the Law only allows a TRO to be  
8 effective for 14 days, I have to offer you and  
9 anyone who wants it a hearing date for a Temporary  
10 Injunction for us to come back and talk about the  
11 same things that, absent any new information, I will  
12 continue on a Temporary Injunction basis the same  
13 injunctive relief.

14 It's going to require you guys to  
15 show up again and/or have counsel and pay money and  
16 incur a lot of costs but that's your right.

17 More times than not, it's typical for  
18 parties to agree to extend it or to make it a  
19 Temporary Injunction basis. And I think that's all  
20 the Plaintiff is asking.

21 It does not minimize any of the  
22 relief that you're getting here today. And what  
23 he's saying is for this status quo that we're  
24 entering by the injunctive relief to remain in place  
25 until the Election takes place and a new Board is

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1 constituted.

2 Is that agreeable to everyone?

3 MR. JONES: That's agreeable.

4 MR. ATEs: It is.

5 THE COURT: Okay. I need to have  
6 everyone of you stand up and say your name and say,  
7 "Yes, I agree," starting with the first one.

8 MR. ATEs: Michael Ates and I agree.

9 MR. JONES: Willie A. Jones and I  
10 agree.

11 THE COURT: Okay. And the other  
12 three, it probably doesn't matter whether you agree  
13 or not, but if you want to chime in, I'm happy to  
14 hear it.

15 MR. MCSWAIN: I agree.

16 THE COURT: Okay. What was your  
17 name?

18 MR. MCSWAIN: Steve McSwain. Sorry.  
19 Steve McSwain.

20 THE COURT: And you're also in  
21 agreement?

22 MR. MCSWAIN: Yes, sir.

23 MS. DAWSON: Laura Dawson.

24 Definitely agree. I'm not coming back.

25 MR. MEURER: Pat Muerer, whatever. I

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1 agree.

2 THE COURT: Okay. All right. So, we  
3 do have an agreement. And, so, what I'm going to  
4 ask you then do we need a TRO in place?

5 MR. KATINE: No. I will just submit  
6 a Temporary Injunction.

7 THE COURT: Let's make it an Agreed  
8 Temporary Injunction Order that's going to give all  
9 the relief I'm stating here today to both sides  
10 including what these gentlemen here are asking for.

11 MR. KATINE: Okay.

12 THE COURT: And I think you took  
13 notes on it all. Okay. And if that's the case,  
14 then no bond is going to be required because it's a  
15 Temporary Injunction by Agreement.

16 MR. KATINE: And it's effective  
17 immediately here today?

18 THE COURT: It is effective  
19 immediately but you know what the difference is  
20 between what I orally state and what needs to be put  
21 in writing. And I will promptly put it to writing  
22 when you submit it.

23 MR. KATINE: Okay.

24 THE COURT: Now, what I'm going to  
25 ask that you also do is I don't know the status of

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1 the counsel for the Association. I think the  
2 gentlemen here today have indicated that they may or  
3 may not be counsel.

4 I still think you ought to provide  
5 them a copy --

6 MR. KATINE: Sure.

7 THE COURT: -- of what we're entering  
8 here today out of an abundance of caution. And if  
9 any new counsel comes on board for anyone here  
10 today, provide them a copy of it also.

11 And once it's signed and entered, you  
12 can download it or you can ask us to get a copy,  
13 either way. But I'm going to ask you to also  
14 provide to that to the Management Company so the  
15 Management Company has it readily available to  
16 provide to any Homeowner and to any of the Board  
17 Members that wish to have it.

18 So, you have a copy in your hands and  
19 you can rely upon it, too.

20 MR. KATINE: So, your Honor, with so  
21 many Defendants, I don't have their e-mail address.  
22 So, I'd like to run it by them to see if they have  
23 any changes. If each party would, please, give  
24 their e-mail address and, when I have a draft, I'll  
25 submit it to them.

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1 THE COURT: What he's saying is he  
2 wants to afford you another courtesy that the Court  
3 would not require but it's a great thing that you're  
4 doing it and that is to give each of you an  
5 electronic copy of it sent to you via e-mail so you  
6 can see what he's submitting to the Court for the  
7 Court to sign.

8 And, that way, if you see it, you can  
9 have input.

10 MR. ATES: Okay.

11 MR. JONES: Sir, the management  
12 company has all of our info personally.

13 MS. HORACEFIELD: And anyone who has  
14 voluntarily registered on our portal and provided an  
15 e-mail --

16 THE COURT: Here's what I'm going to  
17 do, make it easy:

18 If you've got it and the management  
19 company has it, provide it the counsel here today so  
20 he can e-mail it to all you guys.

21 Alternatively, after we conclude this  
22 hearing, you can just tell him your e-mail addresses  
23 if you want a copy it. And anyone who doesn't want  
24 a copy of it, that's fine, too.

25 It's up to y'all. Whatever you want

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1 to do, but I'm affording you an extra benefit of  
2 give him your e-mail and he's going to be required  
3 to send it to you in advance prior to or at the same  
4 time he files it with the Court. It's just an added  
5 benefit for you.

6 MR. JONES: Well, from our  
7 standpoint, Chaparral has all our information.

8 THE COURT: Okay.

9 MR. JONES: That's -- nothing has  
10 changed.

11 MR. KATINE: Does the Court need me  
12 to put a signature line for everyone or not?

13 THE COURT: No.

14 MR. KATINE: Okay. All right. I  
15 will share it with them and let them see it.

16 THE COURT: We've got it on the  
17 record here what we're doing --

18 MR. KATINE: Great. Thank you, your  
19 Honor.

20 THE COURT: -- on that part, but I  
21 will sign it as long as it confirms with what we've  
22 talked about.

23 Okay?

24 MR. KATINE: Yes, your Honor.

25 THE COURT: Is there any other relief

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1 or any other issues that we need to address?

2 Because the way I'm concluding this  
3 is, when I sign this Order and I provide -- make  
4 sure there's a blank in there for the name.

5 MR. KATINE: Yes, your Honor.

6 THE COURT: Give me a couple blanks  
7 so you've got a name and I can also put in an  
8 e-mail address and phone number for this fifth  
9 constituted person just to handle the one meeting.

10 And then you will be in touch with  
11 them to organize whatever needs to be organized  
12 through everyone.

13 MR. KATINE: Yes, your Honor.

14 THE COURT: Okay.

15 Yes, sir?

16 MR. JONES: I know you're ready to  
17 conclude.

18 THE COURT: No. I'm here for you. I  
19 work for you guys. This is your courtroom. This is  
20 your public space. So, whatever you want to tell  
21 me, I'm here to hear.

22 MR. JONES: I'm still trying to  
23 understand how long we're going to have to go before  
24 our contractors are paid.

25 We have got two contractors that are



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1 trying to file lawsuits against us now because we  
2 haven't paid them since October.

3 THE COURT: Okay. We want to avoid  
4 lawsuits. I hear what you're saying. What's the  
5 issue on these?

6 MR. KATINE: The manager said that  
7 the contracts that he's talking about are contracts  
8 that occurred after November 1st. And they refused  
9 to pay people that were hired by an illegal Board.

10 THE COURT: Okay. Here's the  
11 problem:

12 If they were to do that, that is  
13 what we call an "ultravirus act" that will be  
14 problematic, to say the least.

15 And, so, to pay someone and use  
16 Association money on an invoice that occurred  
17 because of an action taken by a Board that was not  
18 properly constituted is extremely problematic and  
19 exposes the Association but may expose more than  
20 just the Association.

21 And you don't want that exposure,  
22 guys.

23 MR. JONES: No. I don't, sir. See,  
24 there's a point that's not being brought up by the  
25 Plaintiffs here.

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1                   The two invoices we have in question  
2 is one about a fence that was blown down during  
3 Hurricane Beryl.

4                   Paul Weeder, who was our president,  
5 who got up and walked out of our meeting, authorized  
6 me to do this because one of the other Plaintiffs  
7 was in charge of this and they didn't do anything  
8 for like five months.

9                   THE COURT: Did a  
10 properly-constituted Board vote on it?

11                  MR. JONES: The president told me to  
12 do it.

13                  THE COURT: That's right and that's  
14 not the question, though.

15                  Did a properly-constituted Board vote  
16 on it? And, if it didn't, wouldn't that be  
17 problematic for you to pay something that wasn't  
18 approved by the Board?

19                  MR. JONES: I believe the Board did  
20 vote on it.

21                  THE COURT: Okay. If the Board voted  
22 on it -- look, I know there's a dispute here but  
23 it's easy to see in your minutes, if the Board voted  
24 on it, there will be minutes of that action taken.

25                  MR. ATES: Uh-huh.

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1 THE COURT: And, if it was a  
2 properly-voted upon expenditure by a  
3 duly-constituted Board, then that's for y'all to  
4 address and take care of.

5 MR. KATINE: I know we can't go into  
6 all these nitty-gritty things. The manager said the  
7 Board voted for him to get bids. Not to decide on  
8 which contractors to select.

9 MR. ATES: Your Honor, as the  
10 secretary of this Board --

11 THE COURT: Okay. I don't --

12 MR. ATES: -- and in anticipating  
13 that that happened --

14 THE COURT: I don't dispute you on  
15 that. What I'm saying is I don't know and here's  
16 the only way I can leave it:

17 Y'all look at minutes. And, if it  
18 was a properly-voted upon action, it needs to be  
19 followed.

20 If it wasn't, then everyone here is  
21 exposing themselves to paying something that wasn't  
22 properly authorized. But, if there's an issue, file  
23 something with Court and I will deal with it.

24 MR. KATINE: Just for clarification  
25 purposes, the April 3rd hearing is canceled?

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1 THE COURT: It will be canceled based  
2 upon what the agreement now is on the record.

3 MR. KATINE: Great. Thank you, your  
4 Honor.

5 THE COURT: Okay. Anything else  
6 anyone else needs?

7 MR. MEURER: No.

8 MR. KATINE: Thank the Court for the  
9 time and assistance on behalf of all the Owners in  
10 the Subdivision.

11 THE COURT: You're welcome. If  
12 anyone needs a record, talk to the court reporter.  
13 That may help on what we need to do, and I will  
14 promptly address whatever's submitted.

15 MR. KATINE: Thank you, your Honor.  
16 Are we discharged?

17 THE COURT: Everyone is, unless  
18 there's anything anyone else needs?

19 Okay. Thank, everyone, for being  
20 here today.

21 MR. ATES: Thank you, sir.

22 (Hearing ended.)  
23  
24  
25

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1 STATE OF TEXAS

2 COUNTY OF HARRIS

3  
4 I, Cynthia Martinez, Deputy Official Court  
5 Reporter in and for the 400th District Court of Fort  
6 Bend County, State of Texas, do hereby certify that  
7 the above and foregoing contains a true and correct  
8 transcription of all portions of evidence and other  
9 proceedings requested in writing by counsel for the  
10 parties to be included in this volume of the  
11 Reporter's Record in the above-styled and numbered  
12 cause, all of which occurred in open court or in  
13 chambers and were reported by me.

14 I further certify that this Reporter's Record  
15 of the proceedings truly and correctly reflects the  
16 exhibits, if any, offered by the respective parties.

17 I further certify that the total cost for the  
18 preparation of this Reporter's Record is \$700.00 and  
19 was paid by KATINE NECHMAN MCLAURIN LLP.

20  
21 /s/Cynthia Martinez

22 Cynthia Martinez, CSR  
23 Texas CSR No. 6863  
24 Deputy Court Reporter  
25 5607 Knox Landing Drive  
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Telephone: (832) 620-1775  
Expiration: 04/30/2027

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74/11 74/12 74/19	63/13 64/8 66/11 74/7	119/13 120/18 121/23
81/16 83/24 86/10	84/16 109/18 110/1	124/7 125/23
90/23 92/8 98/9 98/9	110/2 110/22	<b>none [3]</b> 41/14 43/19
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<b>O</b>	114/7 123/16	88/1 89/21 90/19
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<p><b>W</b></p> <p><b>wasn't [7]</b> 34/16 41/4 46/22 51/2 122/17 123/20 123/21</p> <p><b>waste [3]</b> 25/22 58/15 69/19</p> <p><b>way [33]</b> 8/14 15/21 21/5 21/13 33/7 36/19 41/15 42/12 47/10 60/7 61/23 63/20 65/11 65/17 66/9 69/17 69/20 69/25 71/12 72/21 79/2 79/6 84/3 84/7 86/11 94/4 101/3 101/18 112/17 117/13 118/8 120/2 123/16</p> <p><b>ways [1]</b> 61/21</p> <p><b>we [247]</b></p> <p><b>we'll [2]</b> 9/4 24/17</p> <p><b>we're [40]</b> 8/16 9/1 12/12 24/25 27/5 31/21 34/20 34/22 35/3 36/5 38/13 38/15 38/17 57/16 59/8 59/24 64/18 65/22 72/14 83/1 84/4 84/10 89/15 89/17 94/2 96/11 100/7 100/24 101/4 104/14 104/17 105/9 105/10 109/24 111/7 112/13 114/23 117/7 119/17 120/23</p> <p><b>we've [25]</b> 28/14 30/15 31/4 33/18 33/18 33/20 33/23</p>	<p>34/6 44/21 44/22 58/9 58/21 72/16 75/16 75/25 75/25 94/20 101/5 101/10 101/12 104/12 104/12 104/19 119/16 119/21</p> <p><b>Weeder [2]</b> 79/24 122/4</p> <p><b>week [3]</b> 88/19 88/20 88/21</p> <p><b>welcome [4]</b> 7/21 11/17 81/1 124/11</p> <p><b>well [48]</b> 6/23 12/23 23/4 24/19 29/2 29/12 32/16 38/10 39/11 40/14 41/3 42/19 43/2 48/1 48/3 52/10 53/11 54/15 57/1 58/14 59/24 63/21 64/13 64/25 66/10 66/12 67/5 67/12 67/13 70/11 73/4 79/14 83/1 92/10 93/15 93/24 94/14 96/3 98/24 104/14 105/8 108/7 108/12 108/22 110/7 112/15 114/5 119/6</p> <p><b>went [6]</b> 24/3 32/23 33/4 37/3 62/14 74/6</p> <p><b>were [70]</b> 11/2 12/5 15/3 20/18 21/18 22/7 22/8 22/11 22/14 22/15 22/15 22/23 22/25 23/20 23/21 23/25 24/2 24/2 24/9 27/1 28/19 33/2 34/10</p>	<p>34/15 36/17 36/20 36/22 37/2 37/7 37/8 37/14 37/18 38/21 40/10 40/11 40/17 40/20 41/9 41/25 41/25 42/1 42/8 42/9 43/8 43/8 43/13 45/23 48/19 52/19 56/1 57/3 57/21 59/15 59/17 59/19 61/12 61/18 62/17 66/5 69/2 74/8 81/14 83/10 92/9 100/20 103/6 104/2 121/9 121/12 125/13</p> <p><b>weren't [2]</b> 39/10 104/22</p> <p><b>what [171]</b></p> <p><b>what's [22]</b> 8/20 34/4 35/8 35/13 41/12 51/24 52/1 57/24 66/13 66/13 69/23 71/25 72/17 89/9 91/7 94/7 97/10 97/15 100/14 101/2 102/6 121/4</p> <p><b>whatever [13]</b> 9/7 10/18 14/17 29/23 50/24 75/13 84/1 90/22 104/21 115/25 118/25 120/11 120/20</p> <p><b>whatever's [1]</b> 124/14</p> <p><b>whatsoever [4]</b> 44/21 74/9 74/13 101/13</p> <p><b>when [24]</b> 10/22</p>
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<p><b>W</b></p> <p><b>when... [23]</b> 11/22  12/21 23/22 32/25  41/9 54/8 56/11 57/20  65/19 68/15 74/22  77/12 85/25 90/21  95/16 96/24 98/10  99/25 99/25 107/23  116/22 117/24 120/3</p> <p><b>whenever [1]</b> 92/24</p> <p><b>where [22]</b> 8/13  11/14 20/7 24/12  25/21 30/12 31/2  33/15 34/12 44/18  46/4 56/4 56/12 59/23  73/9 85/18 98/22 99/1  99/4 99/15 102/22  110/14</p> <p><b>wherever [1]</b> 11/16</p> <p><b>whether [22]</b> 9/8  10/6 10/25 12/13  24/18 36/20 38/1  38/2 41/16 41/16 41/17  41/24 42/14 42/20  42/25 43/12 43/13  73/20 89/3 99/25  111/24 115/12</p> <p><b>which [29]</b> 7/18 8/18  9/2 14/3 15/23 21/21  31/18 36/12 36/17  40/1 45/3 51/14 62/19  62/20 65/20 66/5  71/25 78/14 82/6  82/13 84/5 88/19  90/14 99/14 105/16  107/6 113/1 123/8</p>	<p>125/12</p> <p><b>while [1]</b> 77/3</p> <p><b>who [36]</b> 7/19 10/5  22/4 22/5 22/16 22/19  23/2 23/21 23/22 24/1  24/8 29/3 31/19 36/25  37/8 38/3 41/10 59/25  70/21 86/3 86/4 94/11  96/14 96/20 103/6  108/5 109/5 109/22  111/5 111/21 112/10  114/9 118/13 118/23  122/4 122/5</p> <p><b>who's [11]</b> 4/5 5/11  6/3 77/4 77/22 93/20  93/22 101/1 101/19  101/20 111/18</p> <p><b>whoever [3]</b> 31/7  97/14 107/17</p> <p><b>whoever's [1]</b> 14/15</p> <p><b>whole [3]</b> 63/22 95/7  101/16</p> <p><b>whose [1]</b> 13/5</p> <p><b>why [13]</b> 7/15 36/16  53/22 54/25 55/12  62/10 67/10 68/5  69/15 76/9 79/25  85/14 109/4</p> <p><b>will [80]</b> 2/9 5/6 5/8  7/22 8/23 9/3 9/5  9/22 10/6 15/16 16/21  17/10 19/20 20/7  24/16 25/9 25/14  25/14 27/9 27/16  30/20 31/18 35/16  37/6 37/7 37/10 45/20</p>	<p>46/24 46/25 50/23  53/14 56/18 56/23  59/17 66/24 67/18  68/2 68/16 70/21  73/15 76/3 77/4 77/5  78/7 82/16 88/13 89/4  89/12 90/10 90/24  90/25 91/1 92/25  93/25 96/10 99/2  99/3 99/4 100/5 101/6  105/21 106/15 106/19  106/21 113/2 113/5  113/6 114/4 114/5  114/11 116/5 116/21  119/15 119/21 120/10  121/13 122/24 123/23  124/1 124/13</p> <p><b>WILLIE [13]</b> 1/8  4/15 6/5 7/7 45/24  59/1 77/25 82/14 85/1  87/17 88/1 88/15  115/9</p> <p><b>Willies [1]</b> 76/19</p> <p><b>winner [1]</b> 107/17</p> <p><b>winners [2]</b> 96/17  97/9</p> <p><b>wins [1]</b> 112/9</p> <p><b>wish [7]</b> 9/14 50/16  89/2 90/18 90/19  106/10 117/17</p> <p><b>wishes [1]</b> 7/19</p> <p><b>within [1]</b> 96/19</p> <p><b>without [18]</b> 5/16  8/7 19/11 26/16 36/24  42/24 63/24 64/5  66/20 68/15 80/7</p>
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<p><b>W</b></p> <p><b>without... [7]</b> 80/8 80/9 80/24 88/8 88/10 97/13 103/23</p> <p><b>witness [1]</b> 37/6</p> <p><b>witnesses [1]</b> 36/22</p> <p><b>won [1]</b> 96/14</p> <p><b>won't [4]</b> 15/21 28/16 113/12 113/14</p> <p><b>Wonderful [1]</b> 16/23</p> <p><b>wondering [1]</b> 59/24</p> <p><b>work [3]</b> 72/13 89/12 120/19</p> <p><b>working [2]</b> 17/8 17/10</p> <p><b>works [3]</b> 48/6 63/20 65/18</p> <p><b>would [69]</b> 5/9 5/16 7/15 9/16 9/18 10/21 11/2 12/1 12/19 14/13 14/16 16/6 16/19 25/11 26/14 28/6 28/20 30/8 31/6 32/13 33/1 33/9 34/9 36/7 37/11 41/22 43/10 43/15 45/18 55/1 63/1 70/5 71/12 74/13 78/23 79/5 82/3 82/17 85/2 86/1 89/22 89/25 90/22 91/13 91/19 93/4 93/8 94/12 94/14 94/15 96/6 96/16 97/1 97/4 98/11 100/3 104/18 108/4 110/3 110/5 110/6 110/7 110/9 110/13 112/8</p>	<p>113/2 113/20 117/23 118/3</p> <p><b>wouldn't [4]</b> 41/20 101/20 101/21 122/16</p> <p><b>writing [4]</b> 40/8 116/21 116/21 125/9</p> <p><b>written [1]</b> 79/2</p> <p><b>wrong [6]</b> 69/4 79/12 79/13 79/13 79/17 102/6</p> <p><b>Y</b></p> <p><b>y'all [19]</b> 4/21 10/20 34/9 44/2 57/3 67/18 72/1 83/21 84/5 84/6 85/9 89/13 92/24 98/2 109/4 109/13 118/25 123/3 123/17</p> <p><b>y'all's [1]</b> 34/19</p> <p><b>yeah [23]</b> 6/2 11/5 11/6 14/21 18/17 46/2 52/20 55/9 57/10 60/5 61/20 64/13 64/15 67/23 67/25 74/11 75/10 79/1 80/6 94/20 98/12 101/4 102/3</p> <p><b>year [1]</b> 100/18</p> <p><b>years [4]</b> 28/10 28/13 29/6 31/5</p> <p><b>yelling [1]</b> 46/2</p> <p><b>yes [69]</b> 4/11 4/18 4/23 7/11 8/6 11/19 13/2 13/16 13/20 20/16 21/2 21/15 22/9 23/16 27/4 27/13 27/20 31/9 39/5 45/12 47/4 47/7 48/16 48/17</p>	<p>48/20 49/1 50/4 50/15 50/18 56/5 59/2 60/18 60/19 60/25 61/25 62/25 63/18 64/4 74/20 75/21 76/6 76/24 77/8 77/20 81/7 81/11 85/8 85/17 85/19 90/4 90/7 94/6 94/25 96/18 99/10 99/10 100/2 104/7 105/6 110/16 110/24 111/13 113/19 115/7 115/22 119/24 120/5 120/13 120/15</p> <p><b>yesterday [3]</b> 8/9 10/5 12/9</p> <p><b>yet [8]</b> 34/21 35/3 38/13 42/23 44/4 107/7 112/14 112/16</p> <p><b>you [328]</b></p> <p><b>you'll [1]</b> 46/1</p> <p><b>you're [58]</b> 5/1 7/9 7/17 7/21 9/17 10/18 11/13 11/15 11/17 15/15 36/3 40/14 42/7 42/22 44/1 44/5 50/6 56/2 56/16 56/22 62/25 67/8 67/9 68/1 68/2 68/5 72/4 78/8 78/11 81/1 81/19 84/21 84/22 85/20 86/9 90/11 91/7 92/18 93/12 93/12 93/24 97/21 98/12 99/8 104/10 104/10 105/9 106/17 108/8 110/17</p>
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<div><div>Y</div><div><div>you're... [8] 111/23</div><div>113/18 114/22 115/20</div><div>118/3 120/16 121/4</div><div>124/11</div><div>you've [8] 32/5 36/1</div><div>54/5 55/15 60/19</div><div>112/10 118/18 120/7</div><div>young [1] 41/10</div><div>your [166]</div><div>yourself [2] 5/17</div><div>66/7</div><div>yourselves [1] 84/15</div></div><div>Z</div><div><div>zero [1] 12/6</div></div></div>		
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