

L.E.P.O.A. Lakeview Estates Property Owner's Association, Inc.
Special Meeting of the Board of Directors
Meeting Minutes
April 30, 2022, at 2:00pm
Kevin Minor's Residence
1775 Lakeview Estates Drive, Coldspring, TX
FINAL

Board Members in Attendance

Randall Walker, President
Claire Hoffman, Vice President
Kathleen Knolle, Secretary
Tom Patton, Treasurer
Kevin Minor, Director at Large

Audience in Attendance

Anita Bell	Tyler Moody (for Heather Moody)
Irma Crumby	Mary Patton
Phillip Crumby	Randy Ransleben
E.J. Farhood	Brittany Riddle
Curtis Lagrout (with B. Riddle)	Michael Smith
Diane Minor	

Call to Order by President Randall Walker at 2:04pm

Randall welcomed the audience and referred to the posted meeting agenda on the television screen stating the purpose of the meeting:

"To review the ballot results of the Annual Meeting and to certify the votes on the Amendment to Restrictive Covenants, Amendment to the By-Laws and Election of Officers.

Minutes

Randall announced that the minutes of the 2022 Annual Meeting and this meeting will be posted on the website when completed and notice will be given to owners.

Report on the Results of the Ballot Audit

Kathleen Knolle, Secretary, provided background concerning voting protocols and required number of votes necessary for passage. She explained that bylaw amendments require a majority of the quorum, or 25 (50+% of 48 represented) votes and restrictive covenant amendments require a majority of the property owners or 32 (50+% of 63 total owners).

She described the recount and audit process undertaken after the result for the Restrictive Covenant amendment vote was too close to announce at the meeting based on the field count. This included details around the methodology used to validate voters, proxies, and ballots. Next, she described the formal audit

that was conducted by two individuals (one Owner and one independent party) and herself who certified all votes. The three individuals involved in the audit certified the audit with a signed and notarized instrument.

Copies of the vote summary for the Restricted Covenant amendment were distributed to all present and details were provided on how, during the audit, each ballot was accounted for in the audit.

In summary, the votes for each are listed below:

- **Amendment to the Bylaws to Change Board Member Term Lengths** (43 approved, 3 disapproved and 2 abstentions) – approval was announced at the meeting.
- **Amendment to the Restrictive Covenants Regarding Short Term Rentals/Leasing** (32 approved, 14 disapproved, 2 abstentions)
- **Election of Officers** (44 approved, 0 disapproved, 2 abstentions) – results were announced at the meeting.

Motions to Approve Audit

The Board asked several questions followed by a motion by the Secretary to approve the voting results and audit of the amendment to the Restrictive Covenants. Tom Patton seconded the motion and the Board approved unanimously.

The Secretary then motioned to approve the voting results of the Amendment to the Bylaws. Kevin Minor seconded the motion and Board approved unanimously.

The Secretary motioned to approve the slate of Officers. Tom Patton seconded the motion and the Board approved unanimously.

Questions or Comments from the Floor

Audience members asked several questions and offered comments both in opposition to and in favor of the vote recount and audit. Following the discussion, the President announced that the Board would vote to certify the results.

Board Certifies Election Results

The Secretary motioned to certify the results of the Amendment to the Bylaws regarding Officer term limits. Claire Hoffman seconded the motion and Board approved unanimously.

The Secretary motioned to certify the votes regarding the amendment to the Restrictive Covenants regarding leasing. Claire Hoffman seconded the motion and the Board approved unanimously.

The Secretary motioned to approve the slate of Officers. Tom Patton seconded the motion and the Board approved unanimously.

The meeting was adjourned at approximately 2:55pm.

LEPOA Secretary



Kathleen Knolle

Attachment: *Resolution to Approve Amendment to Restrictive Covenants and Amendment to the Bylaws*