

L.E.P.O.A. Lakeview Property Owners Association, Inc

2024 Annual Meeting Minutes

Saturday, April 27, 2024

The Clear's Home

1701 Lakeview Estates Drive

Registration @10:00am

Call to Order @ 10:30am

FINAL

The meeting was called to order by Kevin Minor at 10:30am. He welcomed all property owners and guests. He began the meeting by paying tribute to Betty Bough, a long-time resident who passed away recently.

He asked for certification of a quorum by the Secretary. She reported that we had exceeded our requirements of 24 voting members in person and by proxy.

Next, he presented the 2023 Annual Meeting Minutes (which had been mailed approximately 30 days earlier) and asked if there were any questions or corrections. None were presented. He asked for a motion. Mary Patton obliged, and Bill Chote seconded it. A show of hands approved the minutes.

In Randall Walker's absence, Kevin presented the annual report which included the following:

- Park Maintenance and Bulkhead Repairs constituted the bulk of the expenses in the last twelve months. Boat Ramp Park's bulkhead was reinforced and is expected to extend the life 15-20 years. The obsolete dry fire hydrant was removed from Boat Ramp Park. Numerous dead trees were removed from the parks as they were identified. The Alligator Crew repaired and painted the white fence at the highway entrance.
- The website is expected to be functional in the near future. Randall will continue to support and update it.
- The Lakeview Estates Drive Replacement by the county continues to plod along. Tom Patton has kept tabs on the project and did not hear from the grant writer when he asked for an update about ten days ago. The application was submitted about one year ago and was associated with Hurricane Harvey funds. Several revisions/corrections have been made for the \$2.3+-million project with the most recent one made in April.

It is a 2.7-mile road with a 60' ROW. This means that culverts may be pulled, mailboxes temporarily relocated, fences and gates removed, and trees/plants removed. It will have a new roadbed and topped with asphalt.

There may be hope to speed up the process after one of our property owners discussed the situation with Ernest Bales (Texas House of

Representatives) and word made it to the General Land Office of the State.

- The Board agreed to enter into an agreement with Barsallou & Associates, PLCC to represent our POA. They were given all our official documents to review and found all in order. They will be helpful following the State bi-annual legislative sessions.
- The Board moved our accounts from Capital One to the Bank of San Jacinto County in Coldspring in May 2023. This coincided with the change in treasurers and interest in conducting business in the community.
- Kevin presented the Treasurer's Report. He outlined the 2023 expenses and shared the 2024 budget. Routine expenses each year include insurance, taxes, mowing, office supplies and annual meeting needs. Special projects included repair and maintenance projects at our parks, surveys, website development and other infrequent needs. One 2024 project will be to repair the fishing pier at Boat Ramp Park.

With a goal to avoid or minimize special assessments, the Board approved a 5% increase in assessments as allowed by the POA by-laws. The 158 lots owned by 59 individuals/entities will generate \$12,442 this year. We collect \$375 from new homeowners at their closings.

Property owners may now pay online with QuickBooks. About 1/3 used the service this year. June 1st is the deadline to pay dues without a penalty. We still have 12 outstanding who owe.

There was a motion by Randy Ransleben to approve the treasurer's report and Rosemany Schempp seconded the motion. A show of hands approved the motion.

- Ric Brock presented a suggestion for a Neighborhood Safety and Wellness Watch noting we have many more permanent residents of whom many are retired. He asked if there was an interest in formalizing a program for owners seeking assistance whether it might be about property issues, health issues or other. Several in the audience agreed it was a good idea. Ric will put together a group to study it. Apps such as Meal Train and Group Me were suggested.
- Other Business:
Randy Ransleben, who assisted with recruiting Board candidates, noted that many owners were not available to serve, and several others said they would be interested next year.
Norm Young thanked the Board for their work this past year.
Mike Crews shared that the O ring at Boat Ramp Park gate had been pried open. He hammered it back in place but recommended the Board evaluate another means to secure the park.

Christine Knight asked the audience if anyone had received a notice from Entergy about adding electrical substations to the area. No one had. A suggestion was made to scan the Entergy maps and share them with the property owners.

- The secretary announced it was time to elect two new Board members. Ballots were handed out to owners who needed one. The audience was asked if there were any nominations from the floor and received none. The secretary and board members collected the ballots to be tallied and announced later.
- Kevin then asked for a motion to adjourn the meeting at approximately 11:30am . Todd Ladd made the motion to adjourn, and Doug Hoffman seconded the motion. The motion was approved by a show of hands.

Submitted by:

LEOPA Secretary

Kashleen Knolle

Kathleen Knolle

Attachment:

- **2024 LEPOA Budget**

[illegible]

POSTSCRIPT:

- 28 voting members in attendance
- 08 voting proxies
- 03 quorum only proxies
- 36 ballots cast
- 40+ in attendance (spouses, etc.)

By unanimous vote, we have two new Board members: Todd Ladd and Mary Patton. The officers met briefly after the meeting to decide on meeting dates and roles. The officers will be:

- **President: Kevin Minor**
- **Vice President: Ric Brock***
- **Treasurer: Todd Ladd**
- **Secretary: Claire Hoffman**
- **Director at Large: Mary Patton***

***Corrected from earlier announcement.**

2024-25 Board Meetings:

- **June 15, 2024**
- **September 14, 2024**
- **November 16, 2024**
- **February 22, 2025**
- **March 15, 2025 (Annual meeting planning)**
- **April 26, 2025 (Annual Property Owners Meeting)**