

LEPOA ANNUAL MEETING MINUTES

SATURDAY APRIL 27, 2019

10:00a.m REGISTRATION

10:32a.m CALL TO ORDER

The meeting was called to order by Bob West, LEPOA President at 10:32a.m. He welcomed all and thanked the Riley's for the use of their carport and deck.

Bob West reviewed the meeting handouts:

- Last year's minutes
- Treasurer's Report
- Handout for any contact updates
- Duties of the Board
- Paddle to reflect you had a Proxy and/or Ballot

Quorum

Bob asked for the certification of a quorum. Tom Patton and Irma Crumby, reported that they had a combined count of 40 including proxies. Bob West stated our property owner's count is 68 therefore 40% quorum was met.

2018 Annual Meeting Minutes

Posted on the LEPOA Website, Rosemary Schempp made a motion to approve the 2018 Annual Meeting Minutes, seconded by Bill Heller – Minutes approved by vote of the Members.

Treasurer's Report

Tom Patton, Treasurer, gave the financial report referring to the three-page handout. The financial reports included the year ending December 31, 2018 and the four months ending April 23, 2019. He explained the total income, total expenses, other income and net income in detail.

He noted the third page was a snapshot of the last five years on how the money was spent.

Current calendar year, there are 158 billable lots with dues of \$75.00. There is 100% participation for both dues and special assessment in 2018.

Bob West appreciated Tom's efforts in finding a better interest-bearing bank account and he was instrumental with changing our insurance policies for a better rate with the same coverage.

Paul Herndon made a motion to accept Treasurer's Report, seconded by Bill Heller – Report approved by vote of the Members.

Introduction of New Members

Bob West asked if new members Rick and Faith Brock were in attendance to introduce them. They were not.

Old Business

Major Activities/Park Maintenance

Bob West reported Paul Herndon and Tom Patton had done some repairs to signage on two of the parks. Crushed limestone was added at the Boat Ramp Park.

Homeowner's Renovations

The following homeowners had done renovations or new construction: Bill Cottle (The Shed), William Chote, Jeff & Barbara Ward, and Jon & Tania Hall.

Hog and Alligators

Bob West reported we have both. He and Jean had a family of hogs that caused damage to their lawn. Trap set had not been successful. Peggy Riley noted she had seen a family of about twenty in broad daylight on 224 in the Clark Ranch property.

Regarding alligators we have one in the cove – it is reported to be 6-8 feet long.

POA Governance Update-Outsourcing of Secretary and Treasurer's Duties

Bob discussed at last year's meeting the outsourcing of these duties – to spend up to \$1000.00 dollars, if deemed necessary for a third party to handle. The Board has decided not to outsource these duties.

POA Governance Discussion – Review and Update of Restricted Covenants

Bob described that the latest Member discussions to review and update the restrictive covenants date back to 2016, when there was an intent to adjust in regards to animals either by homeowner or by lot as there were concerns regarding loose animals. *Restrictive Covenant currently reads: 'No animals or domestic fowl other than cats, dogs, birds (not to exceed two in each category) shall be kept on any lot.'*

The window to adjust is once every five years and the latest decision to revise was in 2013 regarding building of fences. (Enacted April 27, 2013, Registered 16th September, 2014)

Paul Herndon said if changes need to be made, best option is to do them all at once, and there is a cost associated with any potential changes.

The apparent consensus from the Member's discussion indicated that the covenants were fine in present form.

New Business

San Jacinto County Commissioner Precinct 4 Mark Nettuno was invited to address this Annual meeting, he did not attend.

Exploration of POA Assets Optimization

Bob noted correction on agenda should have been read POA not HOA.

He explained the purpose of this topic is in reference to the method used for funding of our parks' improvements and repairs. Currently it is handled by special assessments, in a more reactive than proactive process. The board is seeking ideas, concepts, repairs that need to be addressed, funding or if further research into another method is needed.

Discussion followed: Rosemary voiced her concerns regarding allowing people to drive on the parks unless it was for maintenance or repairs, general liability verbiage on sign and hours the park should be opened. Bob noted (regarding park use) there is only a restriction to no overnight camping. Bill Heller asked about playground equipment (swing sets). Tom added Playground equipment would change our liability coverage.

Paul Herndon said in regards to Rosemary's question there had been some discussion about parks closing time of 10p.m. He noted as well Point Park is specifically requires caution, as the hill is steep. Solutions were voiced to install a cable, rope or sign.

John Lumsden, commented on how money historically had been collected and spent. He preferred the special assessment for a specific item. Bronwyn Clear expressed preference for the assessment methodology. Paul Herndon described how while there were maintenance funds, bulkheads will ultimately need to be replaced and currently we have a minimal surplus set this aside for a catastrophic event.

Norm Young suggested planting Blue Bonnets at Point Park, which were previously planted by Ann French. Norm agreed with building up funds in advance to go to a reserve fund for maintenance. This would as well increase the Board's responsibility to maximize the return on investment. Currently it's handled by direct assessments for an item in question.

Paul Herndon made a motion: The LEPOA establish a park committee, seconded by Mary Patton. Motion approved by vote of the Members. Three homeowners volunteered to serve on the committee: Renee Crews, Rosemary Schempp and Mary Patton. These volunteers are to give board members recommendation towards maintenance and beautification.

Christine Knight asked: When will the committee begin? How will they report back to the board? Irma restated the purpose, then Bob West Confirmed: *"The committee's purpose will be to consider Park Beautification, Signage, Maintenance appraisal, plus any other recommendations concerning the parks to the board. The committee will be an advisory capacity only".*

Mike Crews asked Rosemary to expand her comments regarding liability. Rosemary said it's regarding teen drinking after dark, general liability and consideration for a disclaimer sign at Boat Ramp Park.

Mike Crews wanted to revisit the group opinion towards the two approaches presented, the special assessment and the reserve type fund. He noted several homeowners had voiced in favor of the special assessment and wanted to give voice to those in favor of the reserve type fund. The special assessment approach to potential long-term liability means if something significant fails or a high cost repair is required, the board will issue an assessment and the homeowners will pay.

Betty Herndon preferred the reserve type fund, due to the benefit of having reserve for emergencies. Phil Crumby suggested a dollar amount be kept in reserves and if repairs fall above that amount to consider a special assessment. Paul Herndon noted when dues were last increased, it was to create an excess of \$5,000 yearly.

In concluding the discussion, Bob West affirmed that the special assessment methodology appeared to be the consensus of the Members.

Election of Board Members

Bob West said there are two openings on the Board and three interested candidates. This year we are asking for signatures.

Nominees elected were: Beverly Ladd and Peggy Riley.

The returning Board Members are: Mike Crews, Bill Cottle and Tom Patton.

Other

Rosemary suggested the agenda for annual meetings be more detailed.

Minutes are posted on www.lepoa.org – under meeting minutes.

Bob asked members if anyone had a Jackie Easter story.

Rosemary Schempp made a motion: Make Point Park - Jackie Easter Memorial Park. Pat Grisham seconded. Motion approved by vote of the Members.

Appreciation of outgoing members

Tip French asked the membership to thank the nominating committee and Bob West asked the members to thank the out-going members.

A motion was made by Al Lanning to adjourn the meeting and Earl Horne seconded the motion. Motion approved by vote of the Members. A picnic lunch followed.

Submitted by:
Irma Crumby
LEPOA Secretary
April 2019