

LEPOA ANNUAL PROPERTY OWNERS MEETING 4/16/2016 MINUTES
BRAMLETT MEMORIAL PARK
10:30am

The meeting was called to order by Paul Riley, LEPOA Vice President acting on behalf of Scott James, President, who was unable to attend. Other board members in attendance were Wesley Diehl and Kathleen Knolle. Treasurer, Kathleen Knolle, acted as secretary on behalf of Julie LaRue, who was also absent unable to attend.

First order of business was certification of a quorum. LEPOA requires a quorum to conduct association business. Kathleen announced that we needed 27 voting members and that we had exceeded that number with our attendance and proxies. Total in attendance (per the sign in sheet) was 26. Total proxies numbered 13.

PRESENTATION OF SCHOLARSHIP

Bret Baccus gave us the background on the Jackie Easter Scholarship whose intent is to award area high school seniors college scholarships in her honor. Jackie thanked the owners for their support and was confident that it would be put to good use. Kayla Monteaux, daughter of Mark Monteaux, was awarded a \$4000 scholarship. She will be attending Stephen F. Austin University in the fall.

SHECO "OPERATION ROUND UP"

Norm Young handed out sign-up cards to those who might be interested in rounding up their bill to the next dollar each month to support the SHECO Charitable Foundation which distributes funds to agencies such as the food bank or schools.

MINUTES AND TREASURER'S REPORT

Kathleen Knolle read the 2015 meeting minutes. Motion to accept minutes by Rosemary Schempp. Second by Randy Ransleben. Membership approved.

Kathleen Knolle reviewed the annual financial report. Total receipts as of 4/12/2016 were \$42,740; an increase of \$19,015 from the previous year. The closing balance as 4/12/2016 was \$57,111. Major expenses for that period were bulkhead repairs and signage. Andre Hamel suggested the Board make a \$500 contribution to the Cape Royale Fire Department. Discussion followed. . Association members are encouraged to support all local agencies but there was no motion for LEPOA to make a contribution. Motion to accept treasurer's report by Norm Young, second by Dennis Raymond. Membership approved.

NEW MEMBERS AND RENOVATIONS

No one outside our community has purchased property in Lakeview Estates in the past year. David and Monica Ferley sold their home and the Hammers purchased it. Hammers also own the property adjacent to the Ferley home.

New additions/renovations:

- Paul and Peggy Riley added a new carport
- Dennis and Diana Raymond added a garage and garage apartment
- Earl Horn enclosed his property with a wooden fence
- Rosemary Schempp and Raul Lozano had lumber delivered for a new boat dock/house

Members report that the Wakeman and Buckholtz homes are for sale. Also, that Jim Burke had passed away last year.

OLD BUSINESS

Paul Riley reported that the bulkhead repairs to Point Park (PP) appear to be holding. Further discussions about repairs were addressed in New Business.

New Lakeview Estates sign was installed under the direction of Scott James. He purchased and installed. Thanks to Toby Everett for allowing the sign to be placed adjacent to her property.

INVITED GUEST

Alvin Wyatt, San Jacinto County Constable, made a stop to answer members' questions. He handed out business cards and encouraged us to call him if we needed something. He said we could call the sheriff's office to find out if a burn ban is in effect. We can also call him to use the Vacation Watch Program. He explained what his office is responsible for and how his office works with the Sheriff's office. Members thanked him for the visit. One member took a photo of his card and posted on our Facebook page. His phone number is 936-438-3083.

NEW BUSINESS

PETS: Paul Riley clarified that LEPOA residents were subject to county ordinances as they apply to pets. Pets not on their owner's property must be leashed. If residents see loose dogs they may contact the deputy who can respond with a carrier Tuesday through Saturday.

Bron Clear took the floor to ask the membership to consider revising the bylaws regarding pets. The current bylaws limit the number of cats and dogs to 2 per lot regardless of the number of lots owned. No farm animals or fowl are permitted. She proposed limiting owners to two dogs and two cats regardless of the number of lots owned. She handed out a one-page document describing her proposal. (Attached) She asked the Board to consider and send a copy to members to review. Discussion followed on pros and cons of changing the bylaws.

BURN BAN: Paul Riley said that a suggestion was made to impose a burn ban for all members. Several questions and comments popped up about fire pits, costs to remove brush/dead limbs and safety tips we all should adhere to. One member stated that if LEPOA imposed a burn ban, we would not have an effective way to enforce it.

Chris Clear took the floor to clarify how the fire departments in the area operate. He also listed fire tips:

- Use a barrel to burn in when practical
- Burn only when the wind is down (<5 mph)
- Attend to the fire. Have water, shovel, etc. at the site
- Ensure smoke does not block the road

No motions were made from the floor.

BLUE BIRD HOUSES

Bron Clear suggested LEPOA or individual members purchase bird houses. They are available for \$35 and the proceeds go to the Texas Master Naturalist organization. No motion made from the floor.

BOAT DOCK AND POINT PARK BULKHEAD REPAIRS

Next new business item was repairing the boat dock next to the boat ramp and short/long term solutions for PP bulkhead. Paul Riley suggested \$2000 for repairs of the dock and bulkhead. Much discussion ensued from using funds from the bulkhead account for short term repairs to using all dedicated funds to repair as much of the bulkhead as we can now. Suggestions were also made to accelerate member payments. If members wanted to pay the remainder (\$400) early then more work could be completed sooner. Clarification was made to length of the bulkhead. Initially, estimates were 300 feet and survey data later showed closer to 400 feet of repair needed.

Bret Baccus offered a motion that the Board determine and allocated funds at their discretion for repairs of the bulkhead and boat launch/pier. Phillip Crumby seconded. Open discussion followed. Chris Clear asked for a cap. Other discussion ensued. There was a vote and approval (3 nays). Norm Young amended the motion to reconsider the levy and accelerate to \$400 payment.

Tipp French said the Burke's property was being affected. Norm Young offered a summary:

- Allocate \$2000-4000 for repairs
- Board should consider all aspects: costs, acceleration of levy, stay on the original course, etc.

Paul Riley said the \$2000 spent last year bought us several years of bulkhead life. Paul Herndon said it was actually \$3950.

Bret asked if we could vote on accelerating bulkhead payments. Paul Riley said we would need to review the Texas Property Code first. Tipp French suggested we use the \$40k now and fix as much as we can. Andre Hamel proposed we accelerate payments and repair as much as possible. Paul Riley said members would have to be notified before we impose accelerated payments but that it could be a voluntary action. Wesley Diehl suggested we send an email notice suggesting a prepayment.

ELECTION OF NEW OFFICERS

Paul Riley announced the slate of officers:

- New officers: Paul Herndon (treasurer) and Bill Heller (vice president)
- Returning officers: Kathleen Knolle (secretary) and Wesley Diehl (president)
- One vacancy

Paul requested floor nominations or volunteers. Toby Everett volunteered. The members clapped. Kathleen Knolle verified that she was a LEPOA property owner. Toby will be a vice president.

Members were instructed to complete their paper ballots per the Texas Property Code. Cynthia Diehl and Randy Ransleben collected, counted and reported result to Paul Riley. Paul announced that three new board members had been elected by a majority: Paul Herndon, Bill Heller and Toby Everett.

Wesley Diehl thanked departing Board members for their contributions. He then called for a motion to adjourn the meeting and gather for a BBQ meal with covered dishes and lots of desserts. Michael Smith made the motion and Phillip Crumby seconded. The membership approved.

Meeting Adjourned.

Submitted by:

Kathleen Knolle
Treasurer

ATTACHMENT

POA AMENDMENT RE PETS SUBMITTED BY POA MEMBER BRONWYN CLEAR

We want the membership to consider amending our POA pet rules - April 2016

Currently there can be 2 dogs and 2 cats on each and every lot, regardless of how many lots a member-owner has. No farm animals or fowl allowed. Example: Currently one owner of 6 lots can have 12 dogs and 12 cats.

Proposed Pets Amendment is wide open for discussion.

- All member-owners of the Association are hereby allowed only 2-dogs and 2-cats to reside on their member-owner property, regardless of the number of lots owned. (No other animals or farm fowl to reside on property). Example: Chris & Bron Clear
- Current dogs and cats on member-owner lots are grandfathered in, until such time as those original pets pass away, or are otherwise removed. Then the rule for these owners ultimately reverts to the 2-dog 2-cat rule.
- Visitor dogs and cats, or weekender dogs and cats, are excluded. This rule is meant for member owners who spend several months on their property, and whose pets reside here for several months at a time.
- No cat or dog rescue charities or businesses are allowed on any property. Fostering is fine as long as the above 2-dog 2-cat rule applies.
- The remainder of the pet rules regarding fowl and farm animals would remain in force.

Information: Per state and county laws, all dogs must be leashed when walking in the public areas and county roads.

Information: Be aware that dogs wandering about without owners may be hauled away by the Sheriff's Animal Control Deputy.

Leash Laws. Officer Countz at our Sheriff's Department told me that our leash law was adopted under state laws. No dogs at large. Dogs must be walked on a leash. If you see wandering dogs, call the animal control deputy who works from Tues- Sat to pick them up. If you need help any other day, other

deputies will come and deal with it if it is a dangerous dog. They don't want to put dogs in the back of their cars since he said dogs carry "over 100 diseases and the deputies have to transport prisoners".