

LEPOA ANNUAL MEETING MINUTES
SATURDAY, APRIL 29, 2017
Paul and Peggy Riley's Home
10:00am REGISTRATION
10:30am CALL TO ORDER

FINAL

The meeting was called to order by Wesley Diehl, LEPOA President at 10:30am. He welcomed all and thanked the Riley's for the use of their carport and deck for the meeting in light of anticipated rain and wind.

Quorum

Wesley next asked for the certification of a quorum. Kathleen Knolle, Secretary, reported that she had a combined count of 33 including proxies. She also stated our current property owner count is 66 per her sign-in sheet.

2016 Annual Meeting Minutes

She then summarized the minutes of the 2016 annual meeting. She also stated that it was posted on the website. Betty Herndon made a motion to approve, Rosemary Schempp seconded the motion and a show of hands approved the minutes.

Treasurer's Report

Paul Herndon, Treasurer, gave the financial report referring to the four page handout that was distributed at the sign-in table. The financial reports included the year ended December 31, 2016 and the three months ended March 31, 2017. The LEPOA cash balance as of March 31, 2017 was \$7,576 but advances by property owners totaled \$7,000 leaving a net asset balance of \$576. As of that date, \$6,013 had been collected for the 2017 annual assessments out of a total of \$11,860. The association's largest recurring expense will be D&O and liability insurance. It is expected to increase approximately 30% in 2017.

Assessments for the final bulkhead will be mailed in June and those funds should cover the advances by board members and property owners made to pay the balance of the Point Park bulkhead project. Subsequent to March 31st the property owners have been repaid and the board members are still owed \$2,500.

Point Park's final cost was \$80,239 and Paul said he would go through the details later in the meeting. Paul concluded his report and Wesley asked for a motion. Bill Heller made a motion to accept the treasurer's report and Rosemary Schempp seconded. A show of hands approved the report.

Introduction of New Members

Next, Wesley asked the new members since last year in attendance to introduce themselves. Everyone welcomed them.

OLD BUSINESS

Past Year's Activities

Wesley asked Bill Heller to share a recap of the past year's board activities. Bill began with Point Park deferring to Paul who would describe in more detail shortly. Next he listed the dirt work at the new bulkhead, park clean up, renovation of the pier at Boat Ramp Park, and the brush burn on Paul Herndon's empty lot. He thanked everyone who helped with the projects.

Renovations by Owners

Wesley reported that the Architectural committee had reviewed several submissions last year that included home additions and storage sheds. He reiterated that property owners are responsible for submitting drawings and detail for review prior to construction. Failure to do so can cause great difficulties.

Point Park Bulkhead Replacement

Paul Herndon gave an historical overview of the history of the bulkhead replacement. His presentation is attached as a supplement to the minutes.

Before the bulkhead in 1998, the original park was approximately .5 acres larger than current. Discussion by the audience included a question about future backfill. Paul said we would just have to watch it. He also said this bulkhead was about 6 inches higher than the old one and has sturdier tie backs that are formed and galvanized. The cost per square foot was actually lower than a previous bid due to a drop in the price of steel. The overall cost was higher, due to the additional waterfrontage resulting from the survey.

Proposed Revision to Restrictive Covenants Article II, Section 16

Next item was a proposed amendment to the covenants regarding the number of pets allowed that had been introduced at the annual meeting in 2016. Wesley reported that changes to the covenant can only occur every five years and that a simple majority must be present in person or proxy to allow a vote. The most recent covenant change occurred in 2013 regarding fences. The membership count at the meeting was 33 and the number of homeowners is 66, thus no voting to occur.

NEW BUSINESS

HOA Governance

Wesley said the last time the covenants were reviewed as a whole was in 1991 and suggested the new board review the whole document. Paul suggested a subcommittee review and make recommendations to the board. Betty Herndon suggested that the subcommittee have representatives from all sections of the community as the needs differ based on where you live and if you are a weekender or full time resident. Norm Young said we are out of compliance on a few minor items that could be addressed by the subcommittee. For example, Texas Code says owners do not have to be current on their dues to vote. Our documents say otherwise but we have a provision that states we comply with the code; it pre-empted our documents. Other areas that may need clarification include: boat houses, storage units, etc.

Chris Clear suggested the subcommittee report to the owners in July and December so everyone knows the status of the project and will not be surprised at the annual meeting next year. Rosemary Schempp said we should consider changes seriously. This is a document that should be changed carefully. Heather Moody said the Board needs and deserves guidelines to work from. She said TRA does not care about size or placement of boathouse.

Norm Young said changing covenants can be expensive if you need a lawyer to review to ensure compliance with Texas Code and deterrence from lawsuits from owners or others. There can be unintended consequences.

Wesley suggested the new board solicit members but there was a consensus that volunteers needed to be solicited at the meeting. Attendees who said they were interested included: Mike Crews, Bron Clear, Rosemary Schempp, Betty Herndon, Heather Moody and Kathleen Knolle.

Norm Young made a motion:

"The new board considers forming a study group to review the restrictive covenants and Texas Property Code and contact the membership for input and ideas. The study group will develop recommendations to present to the Board and membership before the next annual meeting.

Jackie Easter seconded the motion and the membership approved by a show of hands.

Wesley asked if there was any other new business. Bron Clear raised her hand to share information about alligator permits.

Alligator Permits

There is a new set of approaches for alligator control. Texas Parks and Wildlife will issue permits to harvest alligators. The permit has a cost. She will send the information to Kathleen to send to the membership.

Election of Board Members

Wesley asked for nominations from the floor. There were none. Kathleen Knolle passed the bag around for members to drop in their ballots. She added the proxy ballots. Bron Clear and Renee Crews counted the votes. All three nominees were elected: Irma Crumby, Jason Schultz and Bob West. The vote was 30-0. Paul Herndon and Bill Heller will be returning to the board. Since Jason Schultz was out of the country, an organizational meeting will be scheduled to elect officers and schedule quarterly meetings. There will be no notice of the meeting since no official business will be conducted other than the aforementioned.

Other

There was a general discussion about the new water main for the subdivision.

Appreciation of outgoing board members

Paul asked the membership to thank the outgoing board members for their work and encouraged others to consider serving whether they have previously served or not.

A motion was made by Tom Patton to adjourn the meeting and Ralph Lewis seconded the motion. A show of hands approved. A picnic lunch followed. Donations at the meeting will cover the cost of the meat and the owners provided the sides.

Submitted by:

Kathleen Knolle
LEPOA Secretary

Attachment: Bulkhead Presentation