

MINUTES of 1/26/13 LEPOA BOARD MEETING

Present: R. Lewis, H. Moody, M. Patton, D. Raymond, N. Young.

>Meeting called to order at 9:15 AM by Lewis.

>Minutes of 10/20/12 meeting approved-unanimous.

>Record Retention. Lewis presented a list of documents which LEPOA must maintain to meet the requirements of Texas Property Code, Chapter 209, Texas Residential Property Owners Protection Act, and others necessary to properly conduct LEPOA business. LEPOA's problem is not that these documents are not being kept, rather the problem is that it seems no documents have ever been discarded. The undesirable situation that exists today is that volunteer Board members must provide storage for some 5 boxes of unsorted papers and the lack of organization reduces efficiency. There ensued a discussion of the possibility of scanning and then using electronic storage, of using the website as a permanent file, and the matter of how to maintain records of historical interest. It was decided to hold "a paper work day" on February 16 in Lewis's barn to examine each carton and then determine how best to retain those required for good business practices. Maintaining records purely for historical purposes was considered an item to be decided by the Membership and, if of interest, to be accomplished and maintained by a volunteer Historical Committee.

>Balloting. Lewis presented a background paper on balloting methods permitted in the aforementioned Chapter 209; these include absentee paper ballots and absentee electronic ballots. For the last several years, attendance and proxy counts at the Annual Meeting have been barely sufficient for a meeting quorum and often insufficient to serve as quorum for some business items. After considering that changes to Articles of Incorporation and to Bylaws would be required (involving both expense and time) to change the present attendance and proxy system, it was decided to continue with the present system for 2013.

>Annual Meeting. A general discussion was held on how to increase attendance and how to ensure an effective and pleasant meeting. Lewis will form a Committee to be responsible for the picnic lunch following the meeting. Young will form a Committee to prepare for and conduct the voting (aforementioned Chapter 209 stipulates how certain votes are to be done). Additional plans are to be made at the next Board meeting. Notice of the April 28 Annual Meeting will be sent by mail and email March 18.

>Architecture Committee. Raymond presented for approval plans for a new house at 1581 Lakeview Estates Drive, Schempp. Approved-unanimous.

>Nominating Committee. Young reported candidates for the two open positions have been identified and are being contacted.

>Maintenance Fee. Patton reported invoices for 2013 have been sent and about a quarter of the payments have been received.

>Park Maintenance. Raymond reported that, following Board approval by email vote-unanimous, 4 dead pine trees had been removed from Boat Ramp Park by D&D Tree Service in December. D&D was the lowest of 4 bidders. Cost to LEPOA, net, was \$640.50. D&D removed 1 dead pine from the adjoining Crews property at their expense at the same time.

>Next Meeting. Scheduled for March 2.

>Adjourned at 10:45 AM.

(signed) Norman Young, Secretary