

LEPOA Board Meeting Minutes
Saturday February 3, 2024 @10:30 am
Knolle/Ransleben Residence
1307 Lakeview Estates Drive, Coldspring, TX
FINAL

BOARD MEMBERS IN ATTENDANCE:

Randall Walker, President
Kathleen Knolle, Secretary

Kevin Minor, Treasurer
Claire Hoffman, Vice President

BOARD MEMBERS IN ABSENTIA

Rick Brock, Director at Large

COMMITTEE MEMBERS AND VISITORS IN ATTENDANCE:

Bron Clear (ACC member)
Paul Herndon (Property Owner)

Call to Order

Randall called the meeting to order at 10:35am.

Prior Meeting Minutes

The minutes were approved electronically prior to this meeting.

Treasurer's Report

Kevin presented the financial reports stating we have 158 lots and 59 owners resulting in \$12,442.55 in 2024 annual assessments. This includes the 5% increase that went into effect at the beginning of 2024.

During the previous year, Board authorized spending \$15,791.92 for special projects including:

- Bulkhead work in Boat Park while the lake level was low(to significantly delay the need for replacing the bulkhead at a much greater expense)
- Dirt and tree work in Easter Park and Bramlett Park (required maintenance and safety issues)
- Website upgrade to WordPress (soon to be released)

He reviewed the Profit and Loss Statement as well as the Balance Sheet. In addition, he shared a preliminary 2024 budget (attached) based on historical and ongoing activities.

Profit and Loss (2023)

Income	\$13,702.70
Expenses (routine)	\$5,608.24
Expenses (projects)	\$15,791.92
Net Income	\$-7,697.46

Balance Sheet as of 1/1/2024

Assets	\$25,111.65
Liabilities	0
Total Liabilities & Equity	\$25,111.65

Bank Accounts as of 1/1/2024

Checking Account	\$ 1,281.51
Reserve Account	\$23,830.14
Total	\$25,111.65

Kevin also reported that 14 owners had used QuickBooks online payment system and 26 mailed in checks. There is a 1% transaction fee for each ACH payment that LEPOA covers. It is usually 3% for credit card payments which are not accepted for LEPOA annual assessments.

Claire made a motion to approve all three statements. Kathleen seconded the motion. All approved.

Old Business

- **White Fence Repair**

Paul Herndon presented a proposal to repair the white fence at the road that includes lumber, supplies and voluntary labor. Paul pointed out that the pipe that long ago held the header had been hit and damaged the adjacent fence on the right side of the road entrance. That fence also extends past the right of way to private property by 16 feet. Paul recommended the fence be shortened by that length. Randall recommended a cap board. Paul said he has several volunteers and would welcome painters when the time comes.

Discussion pursued about the appearance of our community and the landmark it provides as well as the long-standing tradition it holds. Claire made a motion to approve an amount not to exceed \$600 for materials and Kevin seconded the motion. All approved.

Paul asked if we could consider fallen limb removal from the park property by the company that mows LEPOA property. The Board agreed to look into that.

- **Website Update**

Randall shared the updates and noted that the process is cumbersome with the software firm now using AI for inquiries. Progress is being made and the required documents have been uploaded. Some links are not working. There is no longer a need to develop a payment option since QuickBooks offers an ACH (bank draft) option.

- **Real Estate Activity (Architectural Control Committee updates on new construction, remodels, purchases, etc.)**

Bron reported the following:

- The home at 1311 LVE Drive has removed the construction debris.
- The owner of 1660 LVE Drive is waiting for bids for the construction of a new home. (Official street address has not been assigned yet.)
- The home at 1775 LVE Drive is waiting for final bids for the construction of a two-car garage.
- The home at 1257 LVE Drive has submitted plans for a remodel. There are no variances per their plan.

- Update from HOA Attorney
The retained attorney sent the Board a draft payment plan policy for fines per a state legislative requirement. The board reviewed and asked Randall to contact them regarding several of the provisions they included that probably do not apply to our POA.
- Nominating Committee Report
As chair of the Committee, Claire reported one owner had enthusiastically agreed to join the Board. She, Pam Holdrup and Mary Patton are canvassing other owners. Board members are also reaching out to owners, especially those who may have not had an opportunity to serve.

New Business

- Damage to Sign on Lakeview Estates Drive
In an email communication prior to this meeting, the Board agreed not to replace the damaged sign at the fork in the road slightly past the entrance off the highway. It appears that it was vandalized. The sign shop that we used is out of business.
- 2024 Annual Meeting Planning
Kathleen reviewed the requirements for the annual meeting including the mailout date of March 27, 2024. The board discussed locations and whether we wanted to invite any county officials. Precinct 4 Commissioner has been invited in the past but has not attended. The Board is considering Boat Ramp Park for the event.

Any Other Business

- Lakeview Estates Drive Update
Tom Patton contacted the county and as of the meeting date, had not received a response other than the issue is still pending at the General Land Office.

Adjournment

The meeting was adjourned at 12:15pm.

Calendar

2023 Board Meetings

June 10

September 16

November 11

February 3

March 9 planning meeting

2024 Annual Meeting

April 27

Respectfully Submitted



Kathleen Knolle
LEPOA Secretary

Attachments:

- LEPOA 2024 Budget
- LEPOA Profit and Loss as of December 31, 2023
- LEPOA Balance Sheet as of December 31, 2023
- Revised ACC Process