

LEPOA Board Meeting Agenda
Saturday February 4, 2023 @10:30 am
Kathleen Knolle's Residence
1307 Lakeview Estates Drive, Coldspring, TX
FINAL

LEPOA BOARD in ATTENDANCE:

Randall Walker, President
Claire Hoffman, VP
Kathleen Knolle, Secretary

Tom Patton, Treasurer
Kevin Minor, Director at Large

ACC MEMBERS in ATTENDANCE

Bron Clear

Call to Order

Randall called the meeting to order at approximately 10:40am.

Prior Meeting Minutes

The minutes of the prior meeting had been approved electronically and were so noted in this meeting.

Treasurer's Report

Tom presented the finances as of February 3, 2023.

Profit and Loss Statement (January 1 through February 3, 2023)(cash basis)

Total Income of \$3,825.00
Total Expenses of \$1,158.25
Net Operating Income of \$2,666.75
Net Income of \$ 2,666.75

Balance Sheet (cash basis)

Total Assets of \$35,475.86
Total Liabilities and Equity of \$35,475.86

Tom reported that annual assessments have been emailed to all property owners. Lots are assessed at \$75 per year.

Claire made a motion to approve the Treasurer's Report; Kevin seconded the motion, and all approved by a show of hands.

Old Business

Website Update: Randall reported on his progress with the new website which will be hosted by WordPress. The Board reviewed the structure including what information would be public and what would be available for property owners. Tom will renew the current host (GoDaddy) until such time as the new site can be launched.

Real Estate Activity: Bron reported that the ACC has again notified the owner that the construction site for a new residence is full of debris and some has now drifted in to the adjacent owner's property.

Other remodels and updates are occurring in the community and thus far all have been approved except one. Another attempt will be made to contact that owner or the remodeler.

Tom reported that 1791 Lakeview Estates Drive is under contract again.

Bron noted that the ACC Procedure and Application needs a minor revision that she will prepare for the website.

County Road

The road continues to be poorly maintained by the county. Tom will invite the county commissioner to our annual meeting and potluck meal.

Community Maintenance Projects:

The wet weather has stalled the removal of dead trees and dirt work at Bramlett and Easter Park. The work has been approved, budgeted and contracted.

There is a breach in the bulkhead next to the Crews' residence. Tom will work with Mike to alleviate the issue since Mike has dealt with this problem in the past.

Nominating Committee Update: Claire reported that her team of Mary Patton and Anita Bell have two owners in mind they will contact for the one Board vacancy to be voted on at the April Annual Meeting. They will present their candidate to the Board in early March.

Bramlett Park Boundary/Survey: Bron reported that the survey was completed by Bourland Land Surveying Company after the correct maps were obtained. While there are some slight deviations along the road, they pose no problem. The county has been advised. There are now iron rods in three places and no follow-up action is necessary.

New Business

Legislative Update: Randall attended the local area POA meeting at the Canyon Park clubhouse and shared potential legislation affecting POAs pending in the Texas Legislature. None at this time would have a significant impact on the LEPOA's operations.

Review Possible HOA Attorney for Future Needs: At this same meeting, a list of HOA attorneys was distributed. Randall will compare that list to the list Anita shared last year. Randall will select a couple of candidates and ask one of the Board members to contact.

Annual Meeting Planning: Kathleen reported that Peggy and Paul Riley have offered to host the annual meeting and potluck lunch to follow. (Post meeting: Mary Patton volunteered to bring paper goods and the Board will provide the entrée.)

Kathleen said a USPS mailing must go out 30 days prior to the meeting to be followed with an email communications 15 days prior to the meeting.

Other Business

Vertical Height Restriction to Residences: Bron reported that she has heard from several owners that tall structures can obstruct views for inland owners. A Face Book inquiry yielded twelve responses of which ten favored some kind of restriction and two did not. She said that Cape Royale had restrictions but she did not have access to the details.

The Board discussed in length the pros and cons of adding a provision in the Restrictive Covenants to address this issue especially in light of the topography in our community.

The issue was tabled for the next meeting with one thought being to offer a survey at the annual meeting to gauge owner sentiment.

Adjournment

Claire motioned to adjourn the meeting at approximately 12:30pm. Kevin seconded the motion, and all approved by a show of hands.

Calendar

Board Meetings

June 25, 2022

February 4, 2023

September 17, 2022

March 4, 2023

November 12, 2022

Annual Meeting

April 22, 2023

Respectfully submitted:

Kathleen Knolle, Secretary

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Attachments:

YTD Profit and Loss Statement

YTD Balance Sheet