

MINUTES of 3/2/13 LEPOA BOARD MEETING

Present: R. Lewis, M. Patton, D. Raymond, N. Young; Visitors, D. Lumsden, P. Snapp

>>Meeting called to order at 9:50 AM by Lewis.

>>Minutes of 1/26/13 Minutes approved-unanimous.

Old Business.

>Feb. 16 review of LEPOA files. Lewis reported he, Moody, and Raymond examined the LEPOA files contained in several plastic bins to a) facilitate instituting the record retention program required by Chapter 209 of the Texas Property Code, and b) reduce the quantity of paper being held and stored by LEPOA volunteer Board members. Documents required to meet Chapter 209 were retained along with other papers deemed important for historical purposes and those considered useful for guiding LEPOA decisions. Further work which remains to be done includes organizing the records, deciding how they may best be stored (H. Moody has offered to scan records for electronic storage), and, for the paper records, deciding in what and where they will be stored.

Financial Report. Patton reported \$7,303. in checking account and \$1,297 in savings account as of March 2 and that about 2/3 of members have paid their 2013 annual maintenance fee.

>Nominating Committee. Young reported Diane Lumsden and Pam Snapp had accepted nomination for election to the Board at the upcoming Annual Meeting.

New Business.

>Insurance. Historical LEPOA costs for Insurance were reviewed; comparison with peer LEPOAs, difficult because of size and facility variation, indicated LEPOA costs were not out of line. Lewis reported on a discussion with the Agency on the General Liability Policy due to be renewed in July; correcting the number of residential structures from the 65 now used to the actual number which is 51 will reduce cost of the renewal by about \$300 per year. Directors and Officers Policy will be renewed in April.

>New Owners. Young reported Linda White, daughter of Jim and Betty Bough, now owns Lot 12 of Section III.

>Support of Real Estate Transactions. Chapter 207 of the Texas Property Code requires POAs to support owner transactions when requested. Young reported response to 3 title company requests for owner maintenance account status. Patton reported LEPOA has received \$75 for supplying one Form 36-7 Resale Certificate, the first to date (this activity and fee was approved at the 2010 Annual Meeting).

>Maintenance Committee. Raymond proposed repairing the voids behind the Point Park bulkhead by installing geotextile cloth and filling the holes with aggregate at a cost of \$1100; this is predicated on LEPOA volunteer labor and equipment. Motion by Young, second by Patton passed –unanimous- to spend \$1100 on this project. Snapp reported at Boat Ramp Park a stump to the n.e. of the ramp entry lane was an impediment to vehicles; Raymond to investigate.

Annual Meeting.

>Meeting. Young reported Chapter 209 mandates two changes in LEPOA procedures. LEPOA requirement that an Owner's Maintenance Fee account be current is overridden and ballots for election of Directors in addition to being secret must now be signed by the Owner or Proxy Holder and with stipulations how the count and ballot retention are to be handled. Discussion and plans were made for agenda/ballot/proxy mail out on 3/18; for sign in, address updates, and boat ramp parking tag issuance; port-a-potty availability, location at Bramlett Park with rain location Ralph and Clara Lewis's barn, and etc. Agenda was reviewed and approved. Notice of annual meeting date and agenda to membership to be mailed March 18, meeting requirements of Chapter 209.

>Picnic. Lewis reported that Buck Buckholtz had agreed to be in charge of providing the food and drink following the meeting.

>>Meeting adjourned at 11:50 AM.

Signed, Norman Young, Secretary