

**LEPOA Board Meeting Minutes**  
**Saturday March 4, 2023 @10:30 am**  
**Kevin Minor's Residence**  
**1775 Lakeview Estates Drive, Coldspring, TX**  
**FINAL**

**Current LEPOA Directors in Attendance:**

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

Tom Patton, Treasurer via Zoom  
Kevin Minor, Director at Large

**ACC Member in Attendance**

Bron Clear

**Call to Order**

Randall called the meeting to order at approximately 10:34.

**Prior Meeting Minutes**

For review – previously approved electronically by the Board.

**Treasurer's Report**

Tom presented the finances as of March 3, 2023.

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

Total Income of \$8,775.00  
Total Expenses of \$1,172.73  
Net Operating Income of \$7,602.27  
Net Income of \$ 7,602.27

**Balance Sheet (cash basis)**

Total Assets of \$40,411.38  
Total Liabilities:\$0  
Total Liabilities and Equity of \$40,411.38

Tree removal at Bramlett Park is expected in the next 2-3 weeks, depending upon soil conditions (ability to access the site with large trucks). One emergency pine tree removal was performed already but the wood is still on the ground pending available site access.

Tom distributed the Collections Report which show unpaid dues of \$3450. The due date is March 1, 2023, and there is a grace period until June 1, 2023.

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:** No update at this time.

**Real Estate Activity:** The Brooks' home closed at 1791 LVE and the new owners have taken possession. Ronnie and Kimberley Hennesey are the proud new owners.

**Update on HOA Attorney Candidates for Future Needs:** No update at this time.

**Nominating Committee Chair Update:** Claire reported that Rick Brock has agreed to be placed on the ballot for the single Board vacancy that will be voted on at the Annual Meeting. The Board unanimously agreed to the nomination.

**Annual Meeting Planning:** Kathleen distributed a draft meeting agenda for the Annual Meeting and shared deadlines for USPS mailouts and electronic mailouts. Board members also reviewed a draft proxy, ballot, and cover letter. Kathleen will revise and have the Board review and approve.

Kathleen reminded everyone that:

- The Riley's will host the meeting on April 22<sup>nd</sup>. Registration will begin at 10:00 and the meeting will start at 10:30. Attendees are asked to bring a side dish, their beverage and a chair. Paul will make his famous brisket.
- The USPS mailout must be postmarked no later than March 22, 2023. An email will occur approximately two weeks prior to the meeting.
- A quorum is required at the meeting in order to conduct business and approve a new Board member.
- Helpers will be needed for sign-in and counting votes. They may contact Kathleen to volunteer.

### **New Business**

- **Discussion on Vertical Height Restrictions to Residences:** Bron shared a draft version of a possible future restrictive covenant limiting the vertical height of new construction. Board members agreed to present at the Annual Meeting for discussion.

### **Any Other Business**

No other business was discussed.

### **Adjournment**

Claire made a motion to adjourn the meeting; Kathleen seconded the motion, and all approved by a show of hands.

### **Calendar**

Annual Meeting on April 22, 2023

Respectfully submitted,



Kathleen Knolle, Secretary  
[lepoa.secretary@gmail.com](mailto:lepoa.secretary@gmail.com)

**ATTACHMENTS**

- Treasurer's Reports (2)
- Vertical Height Draft Restriction