

LAKEVIEW ESTATES PROPERTY OWNERS ASSOCIATION

Minutes of Annual Meeting

April 26, 2014

The LEPOA Annual meeting was called to order by President Ralph Lewis at 10:40 am in Bramlett Park. Secretary Pamela Snapp certified that a quorum was present or represented. Twenty-three owners signed in their presence and twenty-two proxies were received, for a total of 45 of the 67 residents.

Agendas, along with copies of last year's minutes and current treasurer's report, were distributed. After a brief review, Mary Hamel motioned to accept the minutes from 2013, Pat Grisham seconded, and all voted to approve last year's minutes. Diane Lumsden read the Treasurer's report and answered a few clarifying questions from the crowd noting the distinction between annual operating budget vs the special assessment for bulkhead repairs. Within the annual operating budget, the biggest expenditures were insurance, mowing, and repair to the boat park road. It was noted that the boat ramp was extended at minimal cost because work was done by a group of our residents. Rosemary Schempp made a motion to accept the Treasurer's report, Andrew Holdrup seconded, and the vote was unanimous.

Ralph introduced new owners: Wes and Cynthia Diehl, Bob and Jean West, Toby Everett, Surrey Lane and Duane Struthers. All have purchased homes or property in Lakeview Estates this past year.

In the recap of major activities for the year, the President noted that the drainage had been improved in the Boat Park by adding a berm to divert the runoff away from the ramp road. New road material was brought in to even out the surface, a few more dead trees were removed, and the concrete apron of the ramp was extended so that traction would be improved when attempting to pull boat trailers out of the water. He also pointed out the much improved surface of Lakeview Estates Drive after the County laid a layer of ground up asphalt. Thank you to all who contacted our county commissioner with concerns. Steve Zavitz recommended we go by Mark Nettuno's office and let him know how much we appreciate his work on our behalf.

Renovations in the neighborhood were mentioned: Mike & Renee Crews- redo, Mike & Sandra Smith- a room addition, Rosemary & Raul- a brand new house. Everyone was invited to a party later in the day to celebrate their new home. Thank you to Jim Burke and John Rush for the upkeep of Point Park. The wildflowers have been lovely this spring.

The status of the bulkhead at Point Park: Ralph reviewed that we voted at last year's meeting to initiate a 5 year special assessment for the purpose of repair/replacement of the bulkhead. The assessment is \$200 per owner per year for the period 2013-2017. We have currently received \$13,200. With storms last fall, a portion of the 65 feet closest to Burke's property has begun to give way. The Board has thus far chosen to wait it out and hope that Mother Nature does not send any hurricanes our way this fall that would cause more damage to the current bulkhead. The maintenance committee has garnered quotes from several area contractors for repair and/or replacement of the bulkhead. A report was given by Cliff West describing our options and the probable costs. This generated much discussion about going

ahead and replacing all or portions of the bulkhead with steel. That option would require more money than we currently have, so it was discussed whether we could ask owners to pay their remaining \$800 assessment all at once instead of stretching it out over the next 4 years. It was pointed out that the bulkhead could probably hold for at least another year. Ultimately, the consensus seemed to be that we should stay the course for another year, making minor repairs as needed, and if weather causes more damage, the Board could call a special voter's meeting to deal with it.

New Business

Norm Young having done a tremendous amount of work reviewing our Formation Documents, gave a brief history of Lakeview Estates explaining how the original documents were drawn up and the changes in Texas property code since that time. In the course of drafting a legally viable wording for the fence amendment that we passed last year, it was discovered that our formation documents needed to be affirmed by a two-thirds majority of owners. This was done by mail this past month and we had 84% affirm our property owners association.

Diane stated that she has boat park tags for any new owners present. A discussion ensued about trespassers on LEPOA property and what could be done about it. It was pointed out that if you approach a nonresident who gets belligerent, do not put yourself in harm's way. Call the Sheriff.

Six lots have been sold on the north side of Lakeview Estates Drive just off of 224. New neighbors are building houses or bringing in mobile homes. Ralph reminded the real estate agents that these lots are outside of our subdivision and these residents do not pay LEPOA dues and therefore do not have the privilege of using our boat ramp and parks. Historically, we have mowed the grass and maintained the white fence at the entry off 224, as well as paying for the street light. Group consensus was that we stop maintaining the fence since it sits on state right of way and stop mowing the grass that actually belongs to the new neighbor. Much discussion ensued about establishing a new entry where Lakeview Estates truly begins. It was decided that the new Board should have this as an agenda item at its first meeting.

Buck Buckholtz, on behalf of the nominating committee, introduced Julie LaRue, Scott James, and Paul Riley as the three candidates for the Board positions being vacated by Ralph Lewis, Norm Young, and Dennis Raymond. There were no nominees from the floor. Subsequent count of the ballots showed their election, 45 for and 0 against. Thanks were expressed to Ralph, Dennis, and Norm for their two years of hard work on our volunteer board.

Meeting was adjourned as the delicious smells of smoked brisket, chicken, and ribs from Paul Riley's grill began to waft over the park. Residents brought side dishes and desserts to share and a nice picnic lunch was enjoyed by all.

Pamela Snapp, Secretary

With assistance from Pam Holdrup, recorder