

# LEPOA Board Meeting Minutes

June 25, 2022

**FINAL**

1307 Lakeview Estates Drive

## **Board Members Present**

Randall Walker, President  
Kevin Minor, Director at Large  
Kathleen Knolle, Secretary  
Tom Patton, Treasurer

## **Absent**

Claire Hoffman, Vice President

## **Guests Present**

Bron Clear-Architectural Control Committee  
Anita Bell-Architectural Control Committee  
Diane Minor-Property Owner

## **CALL TO ORDER**

Randall called the meeting to order at 10:35am welcoming the Board, committee members and guests.

## **PRIOR MEETING MINUTES**

Randall announced that the prior meeting minutes had been approved prior to this meeting.

## **TREASURER'S REPORT**

Tom reviewed the Profit & Loss Statement and Balance Sheet as of June 24, 2022. Total income is \$12,247.50. Expenses YTD are \$4,482.87 giving the association a net operating income of \$7,764.63.

All dues have been paid except one \$10 late fee. Tom will follow up with the property owner. If unsuccessful, the Board members will personally pay the late fee in order to balance the books. In all, 100% of all current assessments have been received. Tom will renew the PO Box rental before USPS increases the annual rental fee. Tom noted that Monteaux fees for cutting common areas will increase primarily due to fuels costs. Total assets are \$33,517.67. We have \$0 liabilities leaving the association with a total equity of \$33,517.67.

Kevin made a motion to approve the treasurer's report, Randall seconded the motion, and it was unanimously approved. In addition, the Board agreed going forward to attach the P&L Statement and the Balance Sheet to the minutes going forward for distribution to property owners.

## **OLD BUSINESS**

### **Short Term Rental Update:**

The Board acknowledged and responded to a letter from a property owner's attorney regarding notification of guests' contact information during the transition period.

### **Website:**

Randall reported that he had narrowed down hosting platforms and was considering WordPress. It appears to meet our minimum qualifications for costs, storage, online payments and public/private access. A suggestion was made to look at Squarespace. Randall will also look at this platform.

## **NEW BUSINESS**

### **Real Estate Activity:**

There are several properties for sale including the Riddles' and the Hoie/Spitzmueller's homes.

The Board asked the Architectural Control Committee (ACC) to contact the owners of the home under construction and advise that a request for an extension is necessary since more than one year (February 2021)

has lapsed since construction commenced as required in the Restrictive Covenants. The ACC will also remind the owner to insist the construction crews to keep the worksite free of trash.

The ACC members present asked about communication lines as it relates to their responsibilities. Tom said that he is often notified of new real estate activity and would pass that information to the ACC and the other Board members. Otherwise, Board members rely on property owners to notify and submit site plans to them at which time the ACC would be advised. With so many lots built out, the activity level has been modest.

Tom will set up a Gmail account for the ACC and style it in a manner similar to the treasurer and secretary. Anita Bell offered assistance by contacting the local title company for new owner information. Tom also will modify the LEPOA forms for the title company to include a request for new owner contact information to be provided to LEPOA at closing.

There was also discussion about working jointly to create a list of recommended building contractors and subcontractors so that residents will have improved resources for new construction, repairs and maintenance. Cape Royale and Coldspring Terrace may have such resources and Randall will check.

#### **Alligator Sightings:**

The Board and guests discussed sightings shared by residents on FB and other venues. General knowledge seems to be that trappers are available and will take donations for removing alligators if they are deemed to be “friendly” meaning they approach people and thereby represent a danger to personal safety. Texas Parks and Wildlife provides a list of trappers. Kathleen will post TP&W information on FB.

[https://tpwd.texas.gov/publications/pwdpubs/media/pwd\\_bk\\_w7000\\_1011.pdf](https://tpwd.texas.gov/publications/pwdpubs/media/pwd_bk_w7000_1011.pdf)

Bron Clear volunteered to contact Cape Royale to see if any of their residents had alligators removed.

#### **Community Maintenance Projects:**

- A Parks Committee was formed several years ago and is currently inactive, having accomplished a number of initiatives. The Board discussed briefly and decided to table forming a new committee for the next meeting.
- Jackie Easter Park bulkhead is experiencing erosion and needs attention before hurricane season. Two contractors were suggested for bids: A1 Dirt and Merrick. Randall will contact Mike Crews for background information as well as secure bids for the dirt work.
- Picnic tables at the parks are sturdy per Mike Crews and Randall will confirm.

Residents may email maintenance issues to LEPOA Secretary for consideration.

#### **Mail Theft Reported by Resident:**

The Board learned from a resident that the package was not stolen but was delayed for over a week at the Coldspring Post Office even though DHL reported delivery at the home address. This was a major disruption since the package contained financial information.

#### **Emergency Response Exercise:**

Bron Clear shared that the Cape Royale Volunteer Fire Department would probably not use our dry fire hydrant near the boat ramp since they have tankers and hoses that can pull water from the lake at any potential site.

Kathleen will contact the fire chief and invite him to our next Board meeting to share information on the lake rescue patrol, fire safety, medical services, and road hazards.

**POA Network Opportunity:**

This opportunity might lead to legal and other resources. Randall to contact Paul Lavery for further information.

**Governing Documents Catalog**

Kathleen reported that Mike Crews is approximately 90% finished with the catalog and will furnish to the Board upon completion.

**OTHER BUSINESS****Prior Legal Services**

The Board has not been successful in securing an accounting of the services rendered for reviewing the bylaws, restrictive covenants, amendments preparation, etc. Kevin will contact the attorney's office. LEPOA paid a retainer, and we believe we may be owed a balance.

Kathleen reported that Mike Crews has reached out to the county commissioner to continue a positive interchange for road improvements, etc.

**ADJOURN**

Tom motioned to adjourn the meeting. Kevin seconded the motion. All approved. The meeting ended at approximately 11:50am

Respectfully Submitted:



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

**Attachments:**

YTD Profit and Loss Statement  
YTD Balance Sheet

**Board Meeting Dates**

June 25, 2022  
September 17, 2022  
November 12, 2022  
March 4, 2023

**Annual Property Owners Meeting Date**

April 22, 2023