

Minutes of Board Meeting of 9-14-13 at home of Diane Lumsden

Present: Lewis, Lumsden, Raymond, Snapp, Young

>> Meeting called to order by Lewis at 9:14 AM.

>> Minutes of 5/18 approved, unanimous.

>> Treasurer's Report

>Lumsden reported \$3,675 cash in checking and savings account, with no unpaid bills.

Significant expenses in past period included \$1,673 annual Liability Insurance premium, and \$1,830 for repair of Boat Park road. (Only remaining scheduled expense is property tax on parks.) Treasurer's report approved unanimous

Special Assessment Account for repair of Point Park bulkhead has balance of \$11,301 with 16% of assessments yet to be received; follow-up is planned.

>> Old Business

>Lewis reported Form 802, Periodic Report of a Nonprofit Corporation had been filed with the Secretary of State; necessary to maintain our corporate status, fee is \$5.

>Lewis, Raymond, and Lumsden commented on park maintenance during the prior period. Point Park-temporary repair, holes behind bulkhead filled with leftover rock and capped with clay donated by Crews, no cost. Boat Park-road repaired, \$1830 material plus spreading; bushes trimmed and debris burned, no cost; berm installed to prevent heavy rain causing road damage, clay donated by Crews, tractor work \$250; removal of pine struck by lightning, \$320.

>Lewis reported favorable comments from members on the "one pager" newsletter.

>Lewis reported a letter had been sent to local realtors advising them of increase in annual maintenance fee to \$75 per lot.

>Lewis reported a "LEPOA General Guidelines Manual" had been completed. This manual is for the guidance of future Board Presidents on mandatory actions which must be taken as well as actions needed to timely and efficiently manage the POA affairs. There being no permanent employees or permanent volunteer positions, continuity year to year is perhaps the single biggest problem for LEPOA. Recent additions to the Texas Property Code is markedly increasing the need to correctly conduct lepoa business.

>>New Business

>Young reported progress on the task of managing the official records of LEPOA. All existing records have been reviewed and organization is in progress. A complete set of plats and a copy of all formation documents plus deeds and miscellaneous filings are in hand. Snapp suggested electronic document retention going forward and scanning existing records when present organization effort is completed; all concurred. Financial records are currently kept electronically by the Treasurer. Goal is to be in compliance with requirements listed in Texas Property Code, have what is necessary to manage LEPOA business, be easy to maintain and supportive to efforts to improve continuity Board to Board.

>Lewis, Lumsden, and Young reported on the effort to record the "fence" amendment to the Restrictive Covenant approved at the Annual Meeting. Legal counsel

has advised there is a deficiency in the Articles of Incorporation that first must be corrected. The text is not the problem, rather, the approval by the then LEPOA membership was less than the statutory 75%. This can be corrected by the present membership ratifying at the statutory requirement. Plans to accomplish this are awaiting instructions from our Attorney.

>Snapp reported a need to extend the boat ramp sufficiently to keep the drive wheels of the towing vehicle on the slab when removing a boat. Mark Snapp has several times assisted drivers whose long trailer positioned their drive wheels on the gravel resulting in much wheel spinning and no movement. Snapp suggested a 15 foot extension to the 18 foot wide slab. At current water levels this is not a problem and installation will be deferred until after January 1. Raymond will design the modification.

>Lewis, following a suggestion from the Hamels, asked that the next newsletter remind all that our local fire department is a volunteer one and is worthy of our financial support. Accessed via 911, marine rescue is available in addition to fire. Address for contributions is Cape Area Volunteer Fire Department, P.O. Box 1608, Coldspring, 77331.

>Raymond, presented a request from Michael and Sandra Smith for an architectural approval for an addition to their house. As the only information received was a plot sketch, a location approval only was given with stipulation that set back restrictions be met.

>Lewis, advised that he was forming a Nominating Committee which per Bylaws will consist of one Board Member and two from the Membership. Lewis will serve as committee person from the Board. Task is to secure three nominees for the Board vacancies to be filled at the April 2014 Annual Membership Meeting.

>>Next Meeting

Saturday, November 2, 9 AM at Snapp's home.

>>Meeting Adjourned at 10:50 AM.