

**LEPOA Board Meeting Minutes**  
**Saturday September 16, 2023 @10:30 am**  
**Kathleen Knolle's Residence**  
**1307 Lakeview Estates Drive, Coldspring, TX**  
**FINAL**

**LEPOA Board Members in Attendance**

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

Kevin Minor, Treasurer  
Rick Brock, Director at Large

**Other Attendees**

Bron Clear, ACC member

**Call to Order**

Randall called the meeting to order at 10:35am.

**Prior Meeting Minutes**

For review – previously approved electronically by the Board.

**Treasurer's Report**

Kevin presented the Treasurer's Report (cash basis) as of August 31, 2023. He reported that we are in good financial shape even with some of the recent expenses including the dirt work and mowing. Invoices for dirt work, website, and bulkhead repair (see below) will be paid in the near future.

The final delinquent owner has paid his annual assessment. Most owners pay their annual assessments well before the March 1 due date but there were a few owners who were delinquent in 2023. Kevin noted that LEPOA By Laws require interest to be added to late payments at the "maximum legal rate". Invoices for 2024 annual assessments will note that, in addition to the \$5 per lot late penalty, 10% interest will be added to unpaid assessments effective June 1.

Three current owners bought additional lots this year, At present, there are 59 voting members of the 158 lots in LEPOA. Randall called for a motion to approve the Treasurer's Report. Kathleen made the motion to approve, Claire seconded the motion. All approved with a show of hands.

**Profit and Loss (year to date)**

<b>Income</b>	<b>\$13,030.00</b>
<b>Expenses</b>	<b>\$ 9,846.92</b>
<b>Net Operating Income</b>	<b>\$ 3,183.08</b>
<b>Interest Income</b>	<b>\$ 18.12</b>
<b>Net Income</b>	<b>\$ 3,201.20</b>

**Balance Sheet**

<b>Assets</b>	<b>\$36,010.31</b>
<b>Liabilities</b>	<b>0.0</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$36,010.31</b>

#### **Bank Accounts**

<b>Checking Account</b>	<b>\$ 2,002.25</b>
<b>Reserve Account</b>	<b>\$34,008.06</b>
<b>Total</b>	<b>\$36,010.31</b>

#### **Old Business**

- **Website Update**  
Randall shared four mockup pages of the six pages for the new website. They include the Home Page, About Us Page, Governance and Owners' Portal. WordPress will program these pages. The Owners' Portal will be password protected and will include online payments. Randall is securing the cost for programming and administering the payment portion. A motion was made by Kathleen to approve up to \$1500 for the programming. Claire seconded the motion. All Board members approved.
- **911 Addresses**  
The 911 address for 1791 is really 1761. The owners have been advised of this long-ago error. They will rectify the situation.
- **Bulkhead Repair at Boat Ramp Park**  
The work has been approved and the agreement signed with Moseley Construction. We are waiting for him to work it into his schedule.
- **Real Estate Activity**
  - Bron Clear provided an application for 737 LVE Drive for the construction of a cedar deck at the back of the house. The owner provided a description and drawing. He hopes to begin work October 23, 2023, with a completion date of November 1, 2023. The ACC approved the application.
  - The two-story garage at 1575 LVE Drive is under construction and moving along.
  - The home at 60 Deer Creek Lane is seeing progress on the exterior.
  - The home at 1311 LVE Drive has been reminded that construction debris still remains by the side of the road.
  - The owner of 1660 LVE Drive is waiting for bids for the construction of a new home. (Official street address has not been assigned yet.)
  - The home at 1775 LVE Drive is waiting for final bids for the construction of a two-car garage.
  - The owner of 1951 LVE Drive is expanding his lots.

- Update on HOA Attorney Candidates for Future Needs e.g., Required by New Legislative Updates

Based on conversations with attorneys and their expertise in HOA's, Anita Bell, by way of Bron Clear, recommended we contact W. Austin Barsalou & Associates. Randall will contact him to discuss how best to form a relationship and learn their fee structure. He will also ask about our unrestricted lots and potential future delinquencies.

- Tree Removal and Dirt Work Update at Jackie Easter Park and Bramlett Park

Dirt work began September 12, 2023. The work was completed by ACP Construction and was expected to require 10 loads for Bramlett Park and 4 loads for Jackie Easter Park. The project required less than the proposed \$4,200 and came in at \$3,050. Tom Patton managed the project. Kathleen volunteered to purchase Texas Highway Seed Mix and spread over the new soil to prevent erosion.

The tree removals have been completed.

### **New Business**

- White Fence at Entrance to Lakeview Estates Drive

After some research, the Board determined that the 2014 Board abandoned the fence after the property directly behind it was sold. New signage for Lakeview Estates was installed at the entrance to our subdivision. The white fence is probably on the state or county right of way. The posts are on the county ROW. Some believe the posts are an impediment to traffic on a public road. Volunteers in the past have repaired the entry. The Board agreed to take no action.

### **Any Other Business**

- LVE Drive Road Update

Tom Patton contacted Jill Phinney of Langford Community Management Services (grant funding service company) for an update and was informed that the county was in the process of supplying a response to a request for information from GLO (General Land Office). The deadline is September 15, 2022.

- The POA Community Meeting will be held in Onalaska September 30, 2023, for a briefing on the new state laws that affect POAs. Randall will be attending.
- No Hunting in LEPOA. With hunting season opening soon, an email will be sent from the Secretary to owners with a reminder that LEPOA Restrictive Covenants prohibit hunting in our community.

### **Adjournment**

Claire made a motion to adjourn the meeting. Kevin seconded the motion. The motion was unanimously approved. Randall adjourned the meeting at 12:45pm.

Submitted by:



Kathleen Knolle  
LEPOA Secretary

### **Calendar**




#### **2023-24 Board Meetings**

June 10  
September 16  
November 11  
February 3  
March 9

#### **2024 Annual Meeting**

April 27

### **ATTACHMENTS:**

-  Bulkhead Photos
-  Profit and Loss Statement
-  Balance Sheet

**Postscript:** The Board unanimously approved \$175 for the removal of the defunct dry fire hydrant at Boat Ramp Park by email on or about September 24, 2023. Kevin will oversee the project. This is especially timely in light of the water level in the lake.