

10/23/2021

**LEPOA Board Meeting – Meeting Minutes  
FINAL  
Saturday, September 18, 2021 @10:00 am  
Mike Crews' Residence  
1253 Lakeview Estates Dr., Coldspring**

**CURRENT LEPOA BOARD PRESENT:**

Mike Crews, President  
Randall Walker, VP  
Kathleen Knolle, Secretary  
Tom Patton, Treasurer  
Tracy Davidson, Director at Large

**Call to Order**

Mike called the meeting to order at 10:30am. All members were in attendance, Tracy by phone.

**Prior Meeting Minutes**

Although approved earlier, the prior meeting minutes (June 19, 2021) were reviewed and discussed.

**Treasurer's Report**

Tom presented the treasurers' report which included our year-to-date profit and loss statement (through September 17, 2021) and Balance Sheet. Income to date totaled \$12,075. Expenses totaled \$10,812.64. The operating account balance at the bank is \$3,904.11 and the reserve account is \$26,044.59 as of September 17, 2021.

A motion by to approve the treasurer's report was offered by Randall, seconded by Tracy, and unanimously approved.

**Old Business**

*Review of Prior Meeting Action Items*

**Emergency Response Training Exercise:**

Mike stated that the mobilization exercise was originally scheduled last year but delayed due to Covid. He will be working with Chris Clear to schedule this fall when the weather is cooler.

**Park & Road Work Planning:**

The second phase on the parks' earth works includes filling in behind the bulkheads of Bramlett and Point Park. A contractor will be hired, and a community workday will be scheduled when weather is conducive. Bench reconditioning is the other undertaking and as a courtesy, Tom Grisham refurbished a bench near the waterfront of Bramlett Park. Thank you, Tom.

10/23/2021

Mike spoke with County Precinct #4 Commissioner Mark Nettuno (936-377-2481) regarding our poor road conditions. Mr. Nettuno provided an update on the Commissioner's effort to obtain a FEMA grant to upgrade Lakeview Estates Drive. The process is ongoing but will take a long time. If secured, the grant would allow a proper road upgrade to include road base and drainage

In the meantime, incremental improvements may be possible and property owners are encouraged to contact Mr. Nettuno with specific areas that need attention. Mike said he will contact the property owner who asked the Board to discuss at the meeting.

#### New Owner Letter:

Tom announced the new owner. Ryan and Brittany Riddle purchased the home formerly owned by Jay Monroe. As secretary, Kathleen will send a "New Owner Letter" once she obtains their contact information.

#### Electronic Platform for LEPOA Documents:

Randall gave an update on plausible options for an organization our size based on a discussion with IT personnel in his company. They included MS365, Dropbox and Google Docs. Dropbox was recommended at an annual cost \$450 which includes three users and five terabytes of storage. Tracy commented that he has used Dropbox and it is intuitive. Discussion followed that recent state legislation requires POAs to have an internet website. Randall was asked to investigate platforms that combine websites and secure shared storage. The Board noted that we may be at a point where we need to outsource this service with the increase in state mandates as we are required to have certain documents open to the public. Kathleen agreed to contact Phil Crumby about website options.

#### Legal Services Scope of Work:

After sending digitized copies of all LEPOA Recorded Documents to the attorney (Mr. Fowler), Mike had a phone meeting to review the documents to learn if there are any issues that need additional documentation and plan the next stage of work. The attorney advised that LEPOA documentation was similar to most in the area of this vintage and outlined a forward plan to bring LEPOA into compliance with existing legislation and begin the process of addressing potential amendment to the Restrictive Covenants. Since that meeting, the legal office has been non-responsive.

The Board agreed it was time to seek another attorney. A public meeting later this day, in Onalaska, is being held for area POA representatives to hear a presentation on recent Legislative changes impacting POA's. Mike, Randall, and Kathleen agreed to attend and perhaps obtain referrals for an alternative attorney.

## **New Business**

Real Estate Activity and Architectural Committee:

Jay Monroe's home has sold, and we are attempting to contact the new owners to welcome them.

Bill Cottle's home is on the market and six unimproved lots are for sale in the cove.

## **Other Business**

A property owner submitted a summary of several Texas Senate Bills that went into effect this month including Architectural Committee requirements, public internet website requirements, board meeting notifications and budget amendments requirements. The Board agreed that these (and other) actions by the Legislature reinforced the need to secure an attorney.

Inquiries have been received from several real estate agents and prospective buyers expressing interest in the Monroe and Cottle properties and asking questions relating to the Restrictive Covenants. In each case, individuals were invited to visit the LEPOA website to read the Restrictive Covenants as well as the 2021 Annual Owner Meeting Minutes.

## **Review of Action Items**

- Mike will contact the property owner who inquired about the road condition.
- Mike will work with Chris Clear on the Emergency Response Training Exercise.
- Randall will check with IT at his company for suggestions for shareable electronic platforms to house a website, governing documents and other LEPOA information.
- Mike will continue the search for another attorney for LEPOA governing document review.
- Mike will coordinate the ongoing park work.
- Kathleen will contact the new owner for contact information and send a welcome letter.
- Kathleen will contact the property owner who asked about the new owner.
- Kathleen will scour all records for documentation addressing the first amendment to the Restrictive Covenants.
- Kathleen will contact Phil Crumby to discuss website options.

## **Calendar**

Board Meetings:

- December 11, 2021
- March 5, 2022

Annual meeting:

- April 23, 2022

10/23/2021

Randall made a motion to adjourn, Tracy gave a second and the motion was unanimously approved.

Respectfully submitted:

A handwritten signature in cursive script that reads "Kathleen Knolle". The signature is written in dark ink on a light-colored, slightly textured background.

**Kathleen Knolle, Secretary**  
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