

MINUTES of 10/20/12 LEPOA BOARD MEETING

Present; R. Lewis, H. Moody, M. Patton, D. Raymond, N. Young

>Meeting called to order at 9AM by Lewis

>Minutes of 8/16 meeting approved-unanimous

>Old Business

>Owners List. Young reported public records had been reviewed to ensure accuracy of LEPOA ownership records. Results show as of October 1 there are 69 "Property Owner Units" eligible to cast votes at the annual meeting; this number is less than the 173 total lots because of ownership of multiple lots. There are 118 member owners of LEPOA eligible to hold Board positions in LEPOA; this number is larger than the 69 "Property Owner Units" because of joint ownerships. List to be updated prior to Annual Meeting.

>Delinquent Assessment Payments. Patton reported three owners are delinquent for 2012 assessments, contact efforts to date have been unsuccessful. Contact and collection efforts are continuing.

>Bylaw Changes. Lewis reported the legal fees for the Bylaw changes approved at the last Annual Meeting have been paid and no further legal expense was foreseen.

>Website Review. Young reported a cursory check of LEPOA peers showed only one having a Website and it was decidedly inferior. Board was unanimous in appreciation of Phil Crumby's continuing excellent execution of this LEPOA activity. Emphasis has been to update folders which support LEPOA business. Moody volunteered to review supportive folders (Calendar, Photo Albums, Message Board, Helpful Articles, Classifieds, Crime Watch, and Sites of Interest) for possible revision.

>Newsletter Review. Moody identified plans to issue informal newsletter this Fall to those owners who have provided an email address. Discussion about how best to get input from the membership and how to maintain continuity in this effort (Moody's term expires in the Spring) led to a decision to consider asking for volunteers to serve as "reporters". Moody will handle this and felt this effort might overlap the effort to maintain the supportive Website folders. Organization and other details not yet finalized.

Operating Manual Status. Lewis reported progress on this document whose purpose is to provide new Boards with key information about each position and identification of important items and a schedule, this to assist in continuity. A table listing 7 items and their due dates was presented, all of which have negative consequences for LEPOA if the date is not met. Work is continuing on the manual.

Maintenance Committee. Raymond reported the 2012 Maintenance Committee members are himself as Chair, Paul Herndon, Tom Patton, and Cliff West. A community work day is to be planned, items so far include a small dead tree and a large fallen limb at Bramlett Park to be burned. Other items discussed included removal of dead trees at Boat Park by contractor and deterioration of the wooden caps which top the 2 steel posts at the FM224 entrance (which had been made and placed by Alan Gensamer), and the need to solicit involvement of members via article in next newsletter.

2013 Assessment. A 5% increase was previously adopted; a vote –unanimous-- to round this amount down to \$55.00 was taken.

>New Business

>Franchise Fee. Lewis reported the required amount had been paid to the State Comptroller to maintain LEPOA's registration as a non-profit organization with the State. Maintenance of this registration in a timely fashion has been a problem for LEPOA.

>Financial Report. Patton reported cash on hand of \$3,427 on 10/19, this projected to be more than adequate to cover expenses through February. Vote to accept report was unanimous.

>Assessment Invoicing. Patton is investigating delivery of invoices to members via email as valid email addresses are available for about 90% of membership. Following discussion, a vote was taken—unanimous—to transmit invoices via both post and email in 2013, thereafter only using post for those members not providing a valid email address. Transmittal date between 1/1 and 1/15 planned.

>Document Supply Fee. A fee of \$75 was authorized at the 2011 Annual Meeting for providing the documents required by Chapter 207 of the Texas Property Code (deed restrictions, bylaws, rules, and a "resale certificate" {this latter via Texas Real Estate Commission Form TREC 37-4}); Chapter 207 provides legal recourse against a POA if these documents are not provided in a timely manner. A survey shows Cape Royale's fee for this service is \$125. A vote was taken—unanimous—to begin charging immediately for this service for those property transactions handled by realtors/title companies. Patton and Young to coordinate the handling of requests, record retention, etc.

>2013 Board Vacancies. The 2013 Nominating Committee for Board elections will be Young, as Chair, Anne French, and John Lumsden. Plans are to select nominees by early 2013 to allow nominees opportunity to attend a Board meeting for informational purposes prior to the Annual Meeting (Bylaws provide for nominations from the floor at Annual Meetings as well). Discussion was held on the impact of the reduced Board size (5) on options for filling the 4 Officer positions required under the Bylaws. It was agreed that the Nominating Committee would solicit volunteers to accept nominations for election to the Board as in the past but also to identify to the volunteer which Board Offices were being vacated. For 2013, the Treasurer position and the Board position responsible for communications will require replacement. Patton agreed to summarize the Treasurer's tasks and Moody plans to cover the subject in the next newsletter.

>Architectural Approval. Raymond presented an approval request by Mike and Renee Crews for additions to the residence at 1253 LED. Vote to approve was unanimous. Further review of modifications to residence at 1751 LED for Baccus and Farhood revealed a variance was needed as the northwest corner of the modification did not meet the set back requirement. Vote to approve this variance was unanimous.

>Next Meeting. Set for 3/9/13.

>Adjourned at 11:45.