

LEPOA Board Meeting Minutes
Saturday November 11, 2023 @10:30 am
The Clear's Residence
1701 Lakeview Estates Drive, Coldspring, TX
FINAL

BOARD MEMBERS IN ATTENDANCE:

Randall Walker, President

Kathleen Knolle, Secretary (Zoom)

Kevin Minor, Treasurer

Rick Brock, Director at Large

BOARD MEMBERS IN ABSENTIA

Claire Hoffman, Vice President

COMMITTEE MEMBERS AND VISITORS IN ATTENDANCE:

Bron Clear (ACC member)

Anita Bell (ACC member)

Call to Order

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

Prior Meeting Minutes

The minutes were approved electronically prior to this meeting.

Treasurer's Report

Kevin presented the financial reports citing major park repairs that became necessary this year requiring use of funds in the reserve savings account. Park repairs included:

- Boat Ramp Park Bulkhead Reinforcement, Backfill and Fire Hydrant Removal: \$6,497.58
- Bramlett Park Tree Removal and Dirt Work: \$3,776.41
- Jackie Easter Park Tree Removal and Dirt Work: \$3,725.00

It was agreed by all that the opportunity to pro-actively reinforce the bulkheads at Boat Ramp Park while the lake was down saved our association possibly 5-10X the cost for repairs sometime in the future. The work will add significantly to the useful life of the existing bulkhead.

Randall made a motion to approve the treasurer's report. Kathleen seconded the motion and all approved.

Profit and Loss (year to date)

Income	\$13,390.00
Expenses	\$21,039.54
Net Operating Income	\$-7,649.54
Interest & Other Income	\$ 303.22
Net Income	\$-7,346.32

Balance Sheet

Assets	\$25,462.79
Liabilities	0
Total Liabilities & Equity	\$25,462.79

Bank Accounts

Checking Account	\$ 1,642.13
Reserve Account	\$23,820.66
Total	\$25,462.79

Old Business

- Website Update
Randall shared the updates and noted that the process is cumbersome with the software firm. Progress is being made and uploading the documents is the next step. Another step will be to add the payment option, which includes determining what the convenience (processing) fee from the web hosting service would be for annual assessments.
- Bulkhead Repair at Boat Ramp Park
Backfill was added to the backside of the bulkhead. It is completed.
- Real Estate Activity (Architectural Control Committee updates on new construction, remodels, purchases, etc.)
Bron reported that many homeowners are making good progress even though one owner still has construction debris at the top of his property. Several reminders have been issued to the owner.
- Real Estate Activity (Architectural Control Committee updates on new construction, remodels, purchases, etc.)
Bron reported that many homeowners are making good progress on improvements.
 - The cedar deck at 737 LVE Drive has been completed. No further reporting expected.
 - The two-story garage at 1575 LVE Drive has completed exterior work. No further reporting expected.
 - The home at 60 Deer Creek Lane is seeing extensive progress on the exterior. No further reporting expected.
 - 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.
- Update on HOA Attorney Candidates for Future Needs e.g., Required by New Legislative Updates
The Board reviewed the HOA Representation Agreement and unanimously approved. The firm has flat fees for certain transactions and hourly rates for general legal work. The firm's name is Barsalou & Associates with an office in central Houston.

Kathleen made the motion to approve the agreement and Ric seconded the motion. All approved. The Board thanked Anita for locating an attorney who works with HOAs.

Several items were discussed that could warrant the use of an attorney including recent changes to the Texas Property Code that may affect small HOAs.

- Notice to Property Owners Regarding Hunting
The signage was approved, and Randall will contact Scott James who was instrumental in creating and erecting our current signs. It will replace the smaller sign at the entrance of our community and include verbiage regarding hunting in the POA boundaries.
- Dirt Work Update and Correction to Minutes Regarding Such
Correction: Jason Kimbrough did the dirt work at the parks.
- Dry Fire Hydrant Removal at Boat Ramp Park
The dry fire hydrant has been removed and the bulkhead plugged before the water level rose to cover it.

New Business

- Dock Repair at Boat Ramp Park
There has been no activity in replacing the decking on the dock other than to secure some pricing. The Board will review in February and look for volunteers to work on the project.
- Additional Bulkhead Repair at Boat Ramp Park
The project has been completed and involved reinforcing the existing bulkhead while the water level was done. This should give the bulkhead another 10+ years of life.
- Formation of Nominating Committee for 2024-25 Board Members
The Board asked Kathleen to contact Claire to see if she would chair the nominating committee and select at least two property owners to be on her committee. Anita volunteered. The chair will present candidates at the February Board meeting in 2024.

Any Other Business

- **Annual Dues**
Kevin asked that we discuss an increase in the annual dues by 5% as allowed in the Bylaws. Discussions revolved around the increase in the cost of supplies and the major park repair expenses incurred this year. A motion was made to increase the dues per lot by 5% to a new total of \$78.75 beginning in 2024. Kevin made the motion and Kathleen seconded the motion. It was approved unanimously.
- **Lakeview Estates Drive Update**
Tom Patton contacted the county and as of the meeting date, had not received a response.

Adjournment

The meeting was adjourned at 12:10pm.

Calendar

2023 Board Meetings

June 10
September 16
November 11
February 3
March 9

2024 Annual Meeting

April 27

Respectfully Submitted



Kathleen Knolle
LEPOA Secretary

Attachments:

- LEPOA Profit and Loss as of October 31, 2023
- Balance Sheet as of October 23, 2023