

LEPOA Board Meeting Minutes
Saturday November 12, 2022 @10:30 am
Tom Patton's Residence 200 Deer Creek, Coldspring, TX
FINAL

LEPOA Board in Attendance

Randall Walker, President
Claire Hoffman, VP (Zoom)
Kathleen Knolle, Secretary

Tom Patton, Treasurer
Kevin Minor, Director at Large

ACC Members in Attendance

Bron Clear (Zoom)
Anita Bell

CALL TO ORDER

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

PRIOR MEETING MINUTES

The minutes were reviewed by all. Tom made a motion to approve the minutes; Kevin seconded the motion and all approved by a show of hands.

TREASURER'S REPORT

Tom presented the finances for the period January 1 – November 11, 2022.

Profit and Loss Statement

Total Income of \$13,372.50
Total Expenses of \$5,421.38
Net Operating Income of \$7,951.12
Net Income of \$ 7,976.00

Balance Sheet

Total Assets of \$33,727.15
Total Liabilities and Equity of \$33,727.15

Kevin made a motion to approve the Treasurer's Report; Kathleen seconded the motion and all approved by a show of hands.

OLD BUSINESS

Website Update

Randall reported that he is learning the structure of the new website we hope to have operational first quarter of 2023. Since invoices are sent to property owners the first of the year, the new site will not be ready for payment processing. He also said he would welcome photos to add to the site.

Kevin indicated that a vendor list would be helpful for property owners by way of recommending vendors and also seeking vendors. Bron shared that she had a list of vendors/suppliers. While

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the Board would not endorse anyone, property owners could offer a review of the services they received.

Randall suggested a subdivision map be included for property owners to use to identify their neighbors. This and several other sections of the website would be password protected.

Real Estate Activity

Two homes are on the market and five lots are also for sale.

The ACC reported that the Anderson house that is under construction now has a dumpster which should improve the site and be in compliance with the Restrictive Covenants.

Anita Bell submitted an application for a side roof which technically did not require approval by the ACC. It was acknowledged and filed accordingly.

The Hellers are proceeding with their addition as well as addressing structural repairs.

The Wards received an email notice from the ACC at the end of October. They are working on the application and expect the exterior to be completed by May 1, 2023.

The Brock's withdrew their request for a greenhouse.

The Minors requested a 10ft variance for the construction of a garage. The requested variance was consistent with prior variances granted by the Board under the Restrictive Covenants. ACC recommended approval and after the Board reviewed the application and accompanying diagrams, approved unanimously by a show of hands. Tom made the motion to approve, Claire seconded the motion. Kevin abstained.

COMMUNITY MAINTENANCE PROJECTS

Tree Removal

The removal of eleven trees (including stump grinding for nine trees) in the parks was approved for a total of \$4050.00. Work should be completed during the week of November 14, 2022.

Park Bulkheads

The bulkhead at Easter Park was inspected by ACP Construction who recommended 2-3 loads of sandy loam fill rather than rock. The steel bulkhead showed no water penetration, and the loss of soil was due to wave action spilling over the top. Paul Herndon and Mike Crews were consulted and agreed on the approach. The tractor work will be \$800, and the dirt fill will be \$250/load.

Bramlett Park needs soil as well and ACP will be asked to provide a load there. Paul Herndon agreed to remove the recent load of rock/debris from the park so the soil can be spread.

Attempts were made to secure other bids, but no callbacks were received. Claire made a motion to approve an expenditure not to exceed \$1550; Tom seconded the motion and all approved by a show of hands. Tom will oversee the project.

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Fire Hydrant Removal

Since Cape Royale Fire Department will not use the hydrant, the Board decided to leave well enough alone until the bulkhead needs to be repaired or replaced. To plug and abandon would require removal of a pipe which passes through the bulkhead. This breach could compromise the bulkhead. The fire hydrant sign will be removed.

Alligator Removal

The local alligator is gone.

Revised Management Certificate Status

The certificate was certified by the county clerk's office and handed over to Kathleen at the meeting for permanent filing.

NEW BUSINESS

The Architectural Control Committee made some slight modifications to the application in attempt to simplify and clarify. It will be posted to the LEPOA website and Facebook.

Bramlett Park Boundary/Survey

After much discussion and review of the three bids to survey the property, the Board decided to accept the bid from Bourland Land Surveying LLC to survey one line to determine the park's property line facing the county road. This generally calls for two stakes. Since it is a line survey, no map will be provided.

The Board determined it was in the property owners' best interest to know where the park and county road boundary is located.

Kevin made a motion to approve \$1,000 for the line survey; Tom seconded the motion and all approved by a show of hands.

ANY OTHER BUSINESS

Claire Hoffman will lead the Nominating Committee for 2023 Board member elections. There will be one vacancy. According to the Bylaws, the committee shall consist of a Board member and two property owners. Anita Bell offered her services. Property owners may contact Claire or email the LEPOA Secretary if they would like to be on the committee.

ADJOURNMENT

At approximately 12:00pm, Kathleen made a motion to adjourn. Kevin seconded the motion and all approved by a show of hands

Respectfully submitted:

Kathleen Knolle, Secretary
lepoa.secretary@gmail.com

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Attachments:

- Profit & Loss Statement
- Balance Sheet
- ACC Application

CALENDAR*Board Meetings*

June 25, 2022

September 17, 2022

November 12, 2022

March 4, 2023

Annual Property Owners' Meeting

April 22, 2023