

Members present: Ralph Lewis, Norm Young, Diane Lumsden, Pam Snapp

Meeting called to order by Lewis at 9:15

Minutes from 9/14 board meeting approved (Diane motion, Norm 2<sup>nd</sup>)

Treasurer's Report: Lumsden presented Treasurer's report showing a balance of \$15,869.07 Of this, \$12,401.41 is in savings for the future bulkhead at Point Park. She stated all but 4 owners have paid their special assessment fee for this year.

Haberman Assessment on 3 ½ lots – one was originally subdivision's group water well that is now capped and fenced off. Appraisal District now calling their land 2 ½ lots so we should assess them for 2 ½ not 3 ½ lots. Diane made the motion, Norm seconded, Board voted in favor of reducing annual assessment to Habermans.

Status of Legal Review of LEPOA Formation documents: Norm reported that we still are awaiting guidance from the Attorney about the deficiencies of LEPOA formation documents and the remedies thereof. Indications are that the response will be forthcoming soon.

Discussion: It was suggested that we contact the Secretary of Coldspring Terrace or the POA consulting firm used by Cape Royale to understand what services they provide and whether they might possibly be a resource for our POA to call on in certain situations. How do other property owner associations keep up with changes in Texas property laws? What do other associations pay for insurance? How do they handle owners who don't pay their assessments? Diane and Norm will make contact.

Repository of Records - Norm put together and saved to thumb drives which he gave to each board member. We will each look at it and suggest what to keep and how.

Communication with members - Gmail account: [lepoa.secretary@gmail.com](mailto:lepoa.secretary@gmail.com) Gmail will let you send 99 emails in a group without spam. Newsletters will get sent out by email. Norm agreed to write the next one and send it to Pam to email out.

Website: Phil Crumby does a nice job of taking care of LEPOA's website. Ralph is going to check with him to see if he needs help. Is this something for which we need a standing committee?

Franchise tax – Due by May, but it was suggested that Diane pay in January so we don't forget and incur late fee.

Grass cutting schedule: Mark Monteaux does 5 cuts a year @ \$240 each time for a total of \$1200/year. He had indicated it might be nice to get paid spread out over the year. The maintenance committee will take care of it and let Diane (treasurer) know.

Nominating committee: Ralph Lewis, Tom Grisham, Buck Buckholtz will be the Nominating Committee formed per Bylaws to select nominees to fill the 3 open Board positions at the April Annual Meeting.

Next meeting January 11 at Norm's house.