

Minutes of 8/11/12 LEPOA BOARD MEETING

Present: R. Lewis, M. Patton, D. Raymond, N. Young.

>Meeting called to order at 9 AM by Lewis.

>Minutes of 5/26 meeting approved-unanimous.

>Old Business

>Form 802 to Texas Sec. of State to maintain registration of LEPOA filed 6/11/12. While this filing is only required every 4 years, in practice it has been forgotten 3 times by LEPOA resulting in extra effort and expense to reinstate plus there is danger that rights to our name can be lost. For future, Lewis proposed Form 802 be filed annually by LEPOA, following annual meeting giving names of new Officers. Expense is minor. Passed-unanimous.

>Patton reported Form 1120-H for 2011 has been filed with the IRS. No tax was due on LEPOA's income.

>Lewis presented for signature by all the Amendment to the Bylaws to implement the 2012 Annual Meeting vote by the members to reduce the number of Directors from 7 to 5. Amendment will be notarized, filed with the County Clerk and posted on the LEPOA website.

>Patton reported she has received the single key to the Post Office Box from Matt Fink.

> Lewis reported signatory authority for the checking and the saving accounts has been changed from outgoing Officers to Lewis and Patton; necessary documents have been presented to Wells Fargo.

> Young reported some updates have been made to the website by Phil Crumby. Updates to the member contact list, and additions to the "Document" file are planned.

>New Business

>Financial Report by Patton showed \$4,952.19 on hand 8/10/12. Analysis of known and projected expenses indicates this amount of cash will cover activities through February. Report was accepted-unanimous.

>Report by Patton on the status of Member Dues accounts listed five members in arrears. Plans were made for resolution. Mailing date for 2013 dues will be 1/5/13.

>Discussion of management of unforeseen cash requirements for major items such as major repair/replacement to bulkheads concluded with decision to deal with such items as they arise via special assessments.

>Discussion of need for increase in dues to offset inflation's impact on expenses resulted in a vote-unanimous- to increase dues by 5% for 2013. Last increase was January, 2011.

>Raymond accepted the task of chairing a Maintenance Committee which will include 2 or 3 LEPOA members yet to be selected. Scope will be to inspect LEPOA facilities occasionally, arranging for repair by contractors, promoting LEPOA work days for tasks such as fence painting, and serve as the "go to" group for members having a maintenance question.

>Lewis reported Heather Moody had agreed to lead in issuing an occasional newsletter reporting happenings and items affecting LEPOA.

> As provided for in the Bylaws, Lewis appointed a Board Member, Young, to chair the Nominating Committee; Young is to select 2 members to serve as well.

>The Restrictive Covenants provide that the Board of Directors shall comprise the Architectural Committee. At Lewis's request, Raymond agreed to chair this activity, serving those members with questions or plans requiring approval.

>As insurance at \$3,361 annually represents by far LEPOA's largest expense, the Board decided to examine LEPOA's insurance position versus similar sized POAs in the area. Both General Liability and Directors Liability policies have been paid for the year giving about 6 months for the study which Young agreed to lead. There is not any indication that the present coverage and rates are inappropriate.

>A discussion on how best to keep LEPOA members informed concluded that email and the LEPOA website offered the best opportunities. Sending annual dues notices via email will be explored to save postal costs. An appeal will be made to membership to provide their preferred email address {Members please note, respond to Young at bogey@eastex.net}. The website's 16 folders adequately cover the scope of LEPOA activities; some need updating, others expansion. Phil Crumby has graciously managed the website to date and has agreed to assist in updates.

>Lewis reported on plans to develop an "Operations Manual" to provide incoming Boards a list of mandatory actions and due dates. Object is to provide continuity, which is difficult to maintain in Boards having 2 year terms.

>A discussion on the recently enacted Texas statutes governing property owners associations enumerated several actions required to bring LEPOA governance policies in accord. An LEPOA Board Policy was adopted to meet the requirements of Chapter 209, and is titled "Board Policy with Regard to Chapter 209 of the Texas Property Code" ([click here for more info](#)) ; it passed-unanimously.

>To facilitate planning by members, the date for the next Annual Meeting was set for the last Saturday of April. This reverts to previous practice; a calendar check through 2020 shows no conflict with the Easter weekend Holiday. Thus, Annual Meetings are planned for the last Saturday in April through 2020.

>An architectural approval was granted to Bret Baccus and Emile Farhood for modifications to the residence at 1751 Lakeview Estates Drive.

>An informal query was received by Raymond from the owner/developer of the several residential lots at the intersection of Lakeview Estates Drive and FM-224. The developer's interest was in gaining access to the lake for purchasers of his lots through LEPOA's boat ramp. Board voted-unanimously-to give a negative response.

>Next Meeting. Scheduled for October, date to be announced.

>Adjourned at 11:25

(signed) Norm Young, Secretary 8/13/12