

LEPOA Board of Directors Meeting 11/3/2016 Minutes
Tony's Mexican Restaurant
6:00pm
FINAL

In Attendance: Wesley Diehl, Paul Herndon, Bill Heller and Kathleen Knolle

Absent: Toby Everett

Meeting was called to order by Wesley Diehl.

OLD BUSINESS

Paul handed out the treasurer's report and as of October 31, 2016 our balance sheet showed total liabilities and equity of \$15,882.21. Our balance due on the Point Park bulkhead is projected to be \$21,600 including fill dirt. We will retain about \$1,200 in reserves in our bank account. Our 2016 total anticipated temporary shortfall is estimated to be \$7,000 on the bulkhead project. Board members and other property owners have committed to cover the shortfall until the remainder of 2016 bulkhead assessments (\$1200) and 2017 (\$7350) assessments are collected.

Wesley made a motion to approve the June board meeting minutes. Bill seconded the motion and the full board approved.

Point Park bulkhead repairs are almost complete. All equipment will be removed shortly except the bulldozer. Paul will have A-1 deliver 10 loads of fill dirt. Ivy Construction will spread it. If that is insufficient, another 10 loads will be brought in. Paul will also purchase and spread rye grass to hold the soil through the winter. Paul also said Bobby Burke had helped when Paul was not on site to answer questions or point out issues to the contractors.

Discussion followed regarding Burke's septic system which is adjacent to Point Park. Burke is replacing it with an aerobic system and that may positively impact the soil and retention wall.

The boat dock at the Boat Ramp Park has been cordoned off. Paul will see if Ivy Construction can pound down the piling that is too high. The repair project is estimated to cost about \$250- \$500. The Board will call for an owners' workday this spring (March) and general clean up. By that time, we will have more funds available for the repairs.

The Board agreed to send an update to the property owners about the progress of the bulkhead, a spring clean-up day, the annual meeting date and board member openings for 2017.

NEW BUSINESS

Candidates for the 2017-2018 board were discussed. Bill, Kathleen and Paul will be contacting specific individuals.

We also discussed the State of Texas requirement that the property owners association have a registered agent who submits mandatory filings to the Secretary of State from time to time. Currently the secretary for the Board handles this. Kathleen agreed to research to determine if the agent must

have a physical address in the subdivision or could we have an attorney or CPA in Coldspring handle this for us.

The board discussed going out for bids for mowing our parks but no decision was made.

We also agreed to check out costs that management companies charge to handle the administrative requirements for associations, especially since changes in the state statutes in recent years requires more oversight. Kathleen said she would do some checking. Paul said the same. Kathleen will check historical records as she recalls the board did some checking 3-4 years ago.

The next Board meeting is scheduled for January 28, 2017 at Wesley's lake home. Time is to be determined.

Paul motioned to adjourn the meeting. Bill seconded. All approved. The meeting was adjourned at approximately 7:45pm.

Respectfully submitted by

Kathleen Knolle
Secretary