

L.E.P.O.A. Lakeview Estates Property Owners Association, Inc.

**Dear Members,**

On the behalf of the Board, I would like update to you on the 2020 Annual Meeting as well as Board activities and plans.

Firstly, we hope this finds you and your loved ones well and safe from the COVID virus. We also strongly encourage everyone to practice continuing diligent efforts to slow the virus' spread – distancing, hygiene, and face coverings.

In the interest of Member safety and in the abundance of caution, the Board has decided to further postpone the 2020 Annual Meeting. The current Board members will maintain their positions until such time as a meeting of the Members is held.

These decisions respect the consistent statements in Governor Abbotts' Executive Orders to not gather in groups larger than ten persons and people over the age of 65 being strongly encouraged to stay at home as much as possible. The current viral surge underway in Texas, and Houston area in particular, further reinforces a conservative approach.

We will continue to monitor the situation and will advise when an in-person Members meeting can be safely held.

In lieu of an in-person briefing on Association financials, activities and plans, please accept this written update. A more fulsome account of Board activities is captured in the quarterly Board Meeting Minutes which can be found on the LEPOA website.

**Financials:**

Attached, please find financial statements for the fiscal year May 2019 through April 2020, and July YTD 2020. Net Income for the fiscal year ending April 30, 2020 was \$4,574, and our Balance Sheet ending July 2020 shows \$2,649 in the Operating and Maintenance Account and \$26,025 in the Reserve Account. The Association should continue to generate a \$4-5,000 annual income at the current dues amount, barring any unforeseen major events (hurricanes, drought, etc).

The Board has maintained a focus on expense management and has further reduced our "fixed" costs by discontinuing 3<sup>rd</sup> Party Registered Agent contract (~\$400/yr saving). The third party held no errors and omissions insurance, so if they failed to perform the Association had no recourse. Considering this, the Board concluded that we were not receiving value for money and discontinued the contract. Tom Patton has volunteered to perform this duty – Thank-You Tom! This cost savings was in addition to the savings of over \$1000/yr secured by the prior Board through changing insurance providers.

The primary discretionary expense in the fiscal year was for clearing landscape debris and tree surgery at all three parks. This work was undertaken following the Parks Committee recommendations to improve both safety and appearance (Parks Committee was discussed and approved during the 2019 Annual Meeting). Perhaps most notable in this effort was the significant surgery performed on the large sweetberry tree at Jackie Easter Park that was in danger of interfering with power lines. In addition, all parks were cleared of fallen debris, dead limbs removed, stumps ground, and aesthetic trimming performed. The effort generated over 8 cubic yards of shreds which have been spread at Bramlett Park. Thanks to the volunteers that helped in this effort: Chris Clear, Tip French, Paul Herndon, & Tom Patton.

Our contractor, AB Tree Service, worked safely and did an excellent job. We encourage you contact them should you have need of tree work (Jay Albiter, owner, 281-808-4638)

As of end-July one Member is delinquent on annual dues – Please close this with the Treasurer.

We anticipate ongoing expenses in the 2020-21 fiscal year to be similar to last year's at about \$8,000. Projects are being planned for the Fall to address bulkhead erosion at Jackie Easter and Bramlett Parks, as well as gravel & drainage work at the Jackie Easter park cul-de-sac and the Boatramp Park. Be on the lookout for a request to volunteer for a Member Workday!

### **Liability and Risk Mitigation:**

During the 2019 Annual Meeting, there was considerable discussion regards Association liability, particularly relating to the Parks. The Board worked with our Insurance provider to assess risks and liabilities and concluded LEPOA is adequately protected against its liabilities. Regarding signage at Boatramp Park, unless there is a designated swim area (which there is not), then additional signage is not appropriate.

We worked with local first responders (thanks to Chris Clear) to plan an emergency response training exercise at Boatramp Park. The purpose of this exercise was to increase familiarization with our community and the emergency response logistics. COVID has deferred the exercise.

### **Non-Member use of Parks:**

Observation of non-Member use of our parks is ongoing and at times is causing annoyance. This has been a topic of discussion at Annual Meetings for several years; it is trespassing and represents a potential liability to the Association.

We plan to place a lock on the gate at Boatramp Park to hopefully dissuade unauthorized visitors but have postponed this action until we can discuss with Members and ensure a clear communications plan. In the mean time, please remember to close the park gate when you leave. At Bramlett Park, a physical barrier is planned to prevent vehicles from driving down to the bulkhead area.

If you observe people at the parks and you are not sure they are Members, please approach them only if you feel comfortable doing so. Should you choose to approach, please remind them the property is private and ask that they leave. If you are not comfortable approaching, please contact the Coldspring Sheriff Office (936-653-4367).

Please also note that our Restrictive Covenants state that guests using the Parks are to be accompanied by Members.

### **Lakeview Estate Drive (LED):**

Lakeview Estates Drive has deteriorated over the years due to poor foundation and drainage as well as construction and heavy truck traffic. This has been especially prevalent in the curves. Prior to 2020, periodic spot road repair has been performed over the years, with the some more significant work performed in 2013/14.

I have had several interactions with Precinct 4 County Commissioner, Mark Nettuno, including inspecting with him the entirety of LED. Following this, the County performed two days of LED road improvements within the Association (March). The areas addressed were the most badly eroded / damaged. Discussions are ongoing with the Commissioner to continue road remediation on the next tranche of roadway within the Association as well as the section leading in from HWY 224.

While we all pay considerable County taxes, only 9 cents on the dollar actually goes to the Roads & Bridges budget. These funds are shared between the four County Commissioners and Precinct 4 receives 26% of budget, while having the largest amount of roads (160 miles). Total annual budget is roughly 370,000 for personnel, equipment and materials. Considering this limited budget, incremental improvements are the most we can reasonably expect for LED. If more substantial improvements are to be made, additional funding will be required. Direct financial contribution for community road improvements is possible to supplement the limited budget through a transparent County Court process. We understand that other communities in the area have utilized this approach to facilitate road improvements.

We will be sending out separately, a survey to gauge interest in Members contributing to a possible contribution to the County to make substantial improvement to Lakeview Estates Drive. Please give this thoughtful consideration and respond timely to the survey. Thank You

**Member Privacy:**

The Association maintains a Member contact list on the secure section of the LEPOA website. This information is provided to the Association Members to facilitate community communication. Please treat this privately and do not divulge this information outside the community without the express permission of the individual.

**Architectural Committee:**

Please contact the Board if you are considering improvements (renovations, expansions, fencing, etc) to your property. The Association has very limited restrictions but even these can be inadvertently overlooked. The Architectural Committee reviews plans against the Restrictive Covenants to ensure we maintain proper set-back distancing, materials, etc. Provided the Committee determines that your plans are in keeping with our covenants, they issue a statement accordingly, and you can proceed with confidence.

**Restrictive Covenants:**

In the original 2020 Annual Meeting announcement, we included a proposal, and briefing paper, to amend the Restrictive Covenants to address ambiguous language regarding number of pets. While this is not an urgent issue, it remains a matter that the Board considers needs to be addressed. This will be re-introduced when a Members meeting is ultimately held.

Thank you all, individually and collectively, for helping to make LEPOA such a desirous community. Please do not hesitate to contact the Board should you have any questions or identify issues that you consider require Board attention.

And until we can all meet together in person, please be safe and remain diligent.

On behalf of the Board, sincerely

Mike Crews

President