

POA Member Meeting
February 10, 2024
Unofficial DRAFT SUMMARY minutes

Meeting called to order by Gary Langham at 10:01am

Quorum established – yes

Previous minutes read by Rachael King Motion to accept by Bobby Weistling seconded by Patti Castle approved

Current financial checking \$4,584.72 Savings \$22,765.26

Board Report:

Gary Langham did a report on Board of Directors Property Owners Association status. Gary reported that the board has met two times and between the two meetings, met with the lawyers of POA to discuss authority of POA board and other legal concerns. One concern we asked attorney to clarify is how many lawsuits involving POA are outstanding? Attorney found five lawsuits, four initiated by the POA and one from a property owner against the POA. These cases are dormant, and we will meet again with lawyer to find out cost and future moves to deal with these lawsuits - trying to dismiss or deal with them. Also, updated management certificate and bylaws are filed with county. Gary informed members that we were behind on some filings with the state. Franchise Tax Reports for years 2022 and 2023 were past due as well as Personal Information Reports, both legally required filings. No taxes were due because POA gross income is below minimum level. POA had to pay late fees to get caught up with the State. Next step is to apply for a Tax Clearance Letter from State Comptroller and Apply for Reinstatement through the Secretary of State so POA can be reinstated. That is in progress and should be complete by end of February. Will do as much as possible to be transparent to members by posting unofficial meeting minutes to webpage after meeting and posting official meeting minutes when approved by board after the next meeting.

Unfinished business:

Several months ago clubhouse sink cold water supply line developed a leak and water service had to be shutdown at water meter. Unable to repair it before now because of lack of access to building. Clubhouse cold water line has been fixed and is useable at this time.

Martin Castle moved that we get plywood so he can fix the cabinet under the sink at cost of around \$90. Seconded by Gloria Kelley approved.

Dan Baldwin made motion to investigate repairing POA tractor muffler Bobby seconded approved

Martin made motion to table AC Chase to later when needed Bobby seconded approved

Bobby motioned to table new tractor Sue seconded approved

Martin made motion to get 3 quotes for culvert 3 feet x 20 feet for low water crossing Bobby seconded approved

Materials for roads repair budget cost of \$450-\$500 per belly dump for all following motions:

Martin Castle motion to get 3 (three) belly dumps for Adventure Trail to fix road as weather permits. \$1350-\$1500. Gloria seconded approved

Martin Castle motion for 1 (one) belly dump for Natasha and Port as finances and weather permit Gloria seconded approved

Martin Castle motion for 1 (one) belly dump for Cherokee as finances and weather permits Bobby seconded approved

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Martin Castle motion for 2 (two) belly dumps for Pecan Bottoms Gloria seconded approved
Martin Castle motion for 2 (two) dump truck load for Cedar creek/Settlers Way as finances and weather permit Bobby seconded approved

Martin Castle motion for 1 (one) belly dump for Port Blvd & Eagle as finances and weather permit Gloria seconded approved

Martin Castle motion for 1 (one) belly dump at Port Blvd where garbage trucks are tearing up road as finances and weather permit Gloria seconded approved

Dan Baldwin motion for 1 (one) belly dump Natasha near dumpster Gloria seconded approved

Martin Castle motion to table renting tractor at this time Gloria seconded approved

Martin Castle motion for getting quotes for stabilizing sand & culvert, 3 feet x 20 feet for South Settler Way Gloria seconded approved

Bobby MOTION TO AMEND Martin's motion to get quote on excavator and/or backhoe with at least a 12-foot reach Gloria seconded approved

Martin Castle motion to have discussion on finding if we can be official PAPOA when meeting with lawyer. And the legal authority so members can vote on future decision of POA process of legally moving forward. With solid answers from lawyer for a road map to move forward possibly with answers in weeks so we can start to collect fees. Questions about the recent board election ballots brought up. Gary Langham clarified that they (he and his wife) mailed out the ballot to All 700 plus owners and some (very few) were returned as undeliverable. Election committee posted blank ballots at mailbox bulletin board, downloadable blank ballot on the POA website and announced this on Facebook. Some people who did not receive ballots contacted Election committee and were provided with ballots. Suggestion from the floor that, in the future, we need to have greater neighbor to neighbor interaction to spread news and information throughout the community. Discussion of methods to contact members in neighborhood. Establish a communications committee. Discussion about possibility of holding virtual meetings in future when internet is strong enough. Bobby motion to close discussion Gloria seconded approved

Martin Castle motion to not do asphalt Port Blvd at this time due to finances Gloria seconded Dan was against.

Martin Castle motion to discuss asphalt for steep section of Adventure Trail to prevent or slow erosion of road Bobby seconded. Discussion - Martin has \$1350 voluntary donations for road base but last belly dump cost \$2650 dump truck may seal \$1200 for average \$2000. We have to look at weather. Dan suggested a heavier rock might not wash out. Already have 3 (three) belly dumps for area. How is the best way to stabilize the area? Martin watches what the county does and emulates them. Area constantly eroding. Even if use a bigger rock, sealing it helps keep from washing away. What is the cost of asphalt? Let road base set and see what it does and can look for quotes to fix low water crossing professionally.

Bobby motion to get quote from C&C on low water crossing cost and to table discussion. Seconded by Gloria approved

Dan Baldwin asked for clarification on board accepting donations to fund low water crossing and voting on repairs. The donations were intended for the low water crossing. Board had voted to spend the money on road base.

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Martin Castle motion to schedule special members meeting to review information received from lawyer and quotes for road repair as soon as we get the information back Gloria seconded approved

Martin Castle motion to go from 4 (four) dumpsters to 3 (three) dumpsters till special meeting to assess the need of community Bobby seconded approved

Martin Castle motion to discuss cameras at maintenance shed. Bobby seconded Del McCool recommended camera system that can be backed up to the cloud for two reasons: this creates a backup copy and to increase likelihood of identifying anyone who might try to steal the cameras in the future. Gloria motion to table topic of cameras till later date Martin seconded approved Gloria and Martin agreed to get together to address unclogging Adventure Trail culvert.

Martin Castle motion to drop clogged culvert off agenda because already discussed earlier. Gloria seconded approved

Martin Castle motion to create a resale certificate fee of \$90 for selling property once POA is legally able to and at that point it would be for properties sold from that point on. Not for properties sold previously. This fee would ensure the POA is alerted to sales of property to keep people from not paying fees owed to POA. Bobby seconded approved

Clubhouse/Community Center Rental/Use:

Martin motion to alter community center rental policy to 24-hour period Bobby seconded approved

Gloria motion that for 10 people and over must have a deputy on premises. And come out of rental expense. Rachael motion that we table till she can contact insurance company and get clarification on insurance policy coverage of deputies and alcohol on premises. Gloria seconded approved.

Gary Langham motioned to create a policy for opening community center, when necessary, at next board meeting Bobby seconded approved.

Bobby motion to open community center and make available to members during emergency with Rachael volunteering to be available to open center when members unable to access their homes to due to weather. Need to make an emergency contact list available at community center. Gloria seconded approved

Martin Castle motion for 2 (two) belly dumps at the dumpsters Bobby seconded approved

Del McCool motion to go inspect White Oak Circle for damages to decide how to repair and move forward Gloria seconded approved

Dan Baldwin motion to have more members meetings added to agenda at special members meeting Martin seconded approved

Motion to adjourn meeting By Gary Langham at 11:51 am Martin seconded approved.

END