

Membership Meeting

May 6, 2023

The meeting was called to order at 10:33 at Restore Texas Ministers (RTM) Chapel at 3126 State Highway 19, Huntsville, TX. There were 9 members in attendance per the sign in sheet however I counted 12 members plus 3 Board Members. Bebe Webb was available by phone if needed.

Juan opened the meeting and welcomed Frances Ryan as the new Secretary of the POA BOARD.

Juan gave everyone an opportunity to read the minutes from the meeting of February 4, 2023. Monte Robinson made a motion to accept the minutes, Debbie Sunday seconded, and motion passed.

The Treasurer's report was handed out and read by everyone present, Juan asked if there were any questions. There was a suggestion that the report be formatted a little differently so that income and expenditures were grouped together etc. Linda Parsons made a motion to accept the report as given, Monte Robinson seconded, motion carried.

Report on Road and Entrance Maintenance given by Debbie Sunday: A bid was submitted for repair of the culvert/road on Horseshoe Lake Drive West by Pam's house of approximately \$6000. Juan also stated that himself and another resident were considering and evaluating the possibility of extending the culvert and doing the appropriate road work around that culvert that would cost less and perhaps solve the present issue. He did state that a decision needs to be made so that this could be resolved soon because of the possible liability and safety of those that traverse that area by the back dam.

Debbie also reported that she is in the process of transitioning the roads over to a mix of rock and asphalt. To lay down a layer of asphalt mix over the potholes and then fill with rock so that the rock doesn't wash out as quickly after a rain. The name of the Asphalt guy is Jeremy Kountz.

A question was raised at this time about who was responsible for mowing and keeping the lots clean on the properties owned by EMERCOR Properties (that being Kevin and Bebe Webb). In the past someone from the Restore Texas Ministries was mowing. Monte Robinson suggested that Bebe could contact Chris Brawley, the RTM Operations Director, about getting a bid for mowing those lots and any common area owned by the POA.

Question came up concerning the front entrance and contacting the county Commissioner Bill Daugett concerning road maintenance near the front entrance.

The new home builders were not required to dig ditches initially and that contributes to the drainage issue in some areas.

Old Business: Last year the POA members approved to spend \$2k on grass eating carp to be purchased from Darrell Lenz. On his advice they were to be placed in the lake at the appropriate time according to the temperature etc. The big lake is 33 acres, and the little lake is 8 acres. Most members thought it was appropriate to reconsider the purchase after a thorough discussion and decision about the upcoming budget. However, one board member stated that the carp were approved under the previous year.

New Business: 2023 Budget:

Road Maintenance \$15000

Mowing, Dams, Reserves, Drainage \$3000

Taxes \$5000

Misc Items & Supplies \$2000

Bookkeeping \$200

Carp \$2000

Entergy \$1000

Total \$29200

Some suggestions and ideas about increasing income: 1. POA possibly becoming the Lease Property Holders thus increasing the income through the lease fees. 2. Collecting Road maintenance fees from the 4 non-HSLE residents which would bring in an additional \$1120. Juan said he would contact those folks and see how they feel about that.

Linda MacDonald suggested we protest the taxes and perhaps get them lowered.

Lease Lots can be raised 10% annually per Monte.

There is no requirement to have a balanced budget in our bylaws. Our current budget is not balanced in accordance with our current annual income.

Juan proposed that POA maintenance fees be raised so that we can meet the needs of required road maintenance in the future. A notice will be emailed to all members that a vote will be taken on this issue at the next regular meeting. A method for Proxy Voting will be established so that no one is left out of the vote.

Also New Business: A decision was made about the interpretation of the terms of Board members would be that the members elected when the formational officers resigned would be two years as the Bylaws state. The only board member term expiring in July 2023 would be that of Bebe Webb, Treasurer. However, the POA members present at this meeting agreed to extend her term until the next regularly scheduled meeting in August 2023 so that a special meeting would not be necessary again it was discussed that a method for voting for all members will be made possible.

Juan stated the board will send out an email informing HOA member of the upcoming officer vote. Also asked anyone that might be interested in that position to let others know they might accept a nomination. Bebe has not said she wouldn't run again.

Open Forum- Darlene Skaggs suggested that at some point the POA Bylaws will need some updating and revamping.

Next meeting will be Saturday Aug 5th.

Juan DeJesus, President



8/29/2023

Frances Ryan, Secretary



7/12/23