

Membership Meeting December 14th, 2024

The meeting was called to order at 10:33 am at Restore Texas Ministries (RTM) Chapel at 3126 State Highway 19, Huntsville, TX 77320. There were 17 members in attendance.

Juan DeJesus gave everyone the opportunity to read the minutes from the meeting of September 7th, 2024. Steve Balsinger made a motion to approve the minutes. Debbie Sunday seconded the motion, and the motion passed. The Treasurer's report was distributed and read by everyone present. Steve Balsinger made a motion to accept the report. Debbie Sunday seconded the motion, and the motion passed.

There was a reminder that the 10% increase in maintenance fees took effect and is due January 1st, 2025. Several members asked the board to add the names of people or companies we are paying for to the Treasurer report. More transparency to the POA.

There was additional road work required in 2024 due to the intense amount of rain and road washout which caused us to go over budget. Juan to contact the office of county commissioner precinct 3 Bill Daugeite to find out if we can get money from the state or FEMA to recoup some of our expenses.

The taxes we owe currently for this year are 8,517.57. Linda McDonald volunteered to protest the amount to see if the amount can be lowered.

Juan investigated building a bridge over the trouble areas to lessen the need for repair for those areas and found it would be very costly.

Debbie Sunday brought up the question if we are tax exempt. Bebe checked and the association is tax exempt. Going forward anyone purchasing anything on behalf of the association needs to get a copy of the exempt certificate and number to provide with purchases.

All agreed one thing that will help the Dam situation is to get rid of the Nutria. These are considered nuisance animals in the state of Texas.

"Landowners or their agents may take nuisance fur-bearing animals in any number by any means at any time on that person's land without the need for a hunting or trapping license. However, fur-bearing animals or their pelts taken for these purposes may not be retained or possessed by anyone at any time except licensed trappers during the lawful open season and possession periods.

Nuisance fur-bearing animals may be captured and relocated if the person has received authorization from the department and the owner of the property where the release will occur. A monthly report is required and must be submitted to the department on number and kind of fur-bearers captured, location of release site, name and address of person authorized to release."

So as agreed at the meeting shoot away (only at these pesty beasts) just do not keep the fur.

Debbie Sunday introduced a great idea for the road maintenance going forward. Rick Arzmitaga agreed from previous experience with the material. A Company in Livingston is selling crushed concrete 25 tons for 850.00 which may save us money. We would need to pick sections on the road to start. However, before this is laid down and rolled in or tapped down. The roads need to be graded first.

Discussion for the 2025 budget.

Michael Britton suggested we prioritize items on the budget due to the urgency and allot funds accordingly. We all know the dams and the roads are a priority, but we must decide which comes first. Michael will head the maintenance committee but could use additional volunteers.

The Deed Restriction committee will continue to review the documents. The Bylaw's will continue to be reviewed for changes, Carol Britton has been added to the committee.

During the discussion of the 2025 budget, it was decided going forward we will get three bids for each project before awarding the job to a person or company.

As an example: getting 3 quotes from different lawyers, 3 different quotes for rock etc....

Michael Britton asked if the Secretary Frances Ryan could email a reminder the day before our meetings to remind everyone in hopes of more participation. I agreed to do so.

The 2025 Budget was presented, however no one moved to approve the budget. The 2025 budget will be added to the agenda at the next meeting. A copy of the 2025 proposed budget is attached.

Next meeting will be March 1st, 2024, at 10:30AM.

Juan DeJesus, President

Frances Ryan, Secretary