

FLPOA Board Meeting Minutes for 4/5/23

Call to Order: Time: 7 pm By: Jonathan Eaker

Board members present: Jonathan Eaker, Justin Houck, Raylene Maberly, Candice Melzow, Ken Williamson

Absent: Doug Pederson, Kelly Smith

Guests: Mary Accomando, Tommy Phillips, Dawn Teal, Mike Teal, Wayland VanNest, Vickie Williamson

Note: Justin Houck was appointed by the FLPOA to lead discussion in this meeting and forthcoming meeting.

Review/approval of minutes from 02 01 23 FLPOA Annual Meeting:

Edits (if any): None

Approved as posted: Yes Moved: Raylene Maberly; 2nd: Jonathan Eaker

Old Business:

- Justin Houck reported he is currently reviewing FLPOA insurance documents and researching insurance policy costs.
- Raylene Maberly reported Ed Maberly is putting up purple paint to indicate no trespassing. She is investigating Ken's suggestion for sign at East end of dam.

Committee Reports:

Budget and Finance:

- Beginning balance: \$26,049.76
- Credits/Deposits: \$11,430.05 in March + \$1,680.00 in April – Lot fees
- Debits/Bills Pd: \$450.00 - for mowing
- Ending Balance: \$38,559.81

Additional Comments (if any): Raylene Maberly reported that there were mistakes made checks written for lot fees such as misdating and writing in the amount incorrectly.

ACC:

- Approved: None
- Denied: None

Additional Comments (if any): Ken Williamson expressed concern that there are residents conducting improvements without ACC approval. Justin Houck noted that concerns should be taken to the ACC. Candice Melzow noted that new ACC should be established. (See New Business below.)

Lakes and Dam:

- General discussion about safety concerns due to holes near retaining wall of dam.
- Justin Houck moved to establish a Lakes and Dam Committee.
- Raylene Maberly seconded the motion.
- Mike Teal offered to help find a resident to head the committee

- Wayland Van Nest summarized his findings on prior dam research conducted with engineers several years ago which maintained that the area is too shallow. He offered to share his documents with the committee.
- General discussion about possibility of a work day to repair dam.

Website admin and Legal:

- Candice Melzow reported that FLPOA currently pays \$252.00 per year (due November) to Squarespace for website and \$20.99 annually to Go Daddy for domain.
- Justin Houck noted that we are not using Squarespace's full functionality for payments.
- Raylene Maberly noted that it may be difficult to track electronic payments through a new system like Squarespace.
- Candice Melzow agreed to research how much it would drive up costs to use the full functionality for payments.

New Business (including status of action items listed in "Old Business" above):

- Discussion of resident accounts in arrears: Raylene Maberly reported that there are currently three resident accounts in arrears of the following amounts: \$670, \$930, and \$1240. These will be turned over to a lawyer to file for a lien on the property.
- Discussion of assigned Board Positions: Ken Williamson noted that all TBD board positions on website should be updated to "Director." Candice Melzow will update.
- Discussion of Architectural Committee members: Candice Melzow noted that Board members and spouses are not permitted to serve on the ACC per State of TX HOA rules updates, so for 2023 an Architectural Review must be established. Mary Accomando volunteered to chair the committee and recruit two additional members.
- Discussion of deed restrictions: Ken Williamson noted that several residents currently have poultry which is in violation of FLPOA Deed Restrictions. He suggested letters be sent out. Justin Houck noted that we should consider the current Deed Restrictions as well as any precedents that have been established. Wayland Van Nest suggested the Board check current Texas legislation regarding poultry and HOA rules to make sure there aren't any conflicts. Vickie Williamson suggested sending an informative letter to those in violation reminding them of Deed Restrictions. Mary Accomando also suggested posting a general reminder to everyone on social media. Justin Houck motioned for further research to be conducted and Ken Williamson motioned for informative letter to be written. Candice Melzow seconded the motion to research current Texas legislation and also for the informative letter. Ken Williamson agreed to conduct research and compose a draft of an awareness letter that will be reviewed by Board members.

Adjourn: Time: 8:02 pm By: Justin Houck