

FLPOA Board Meeting Minutes from 8/2/23

Call to Order: Time: 7:03 PM By: Doug Pederson

Board members present: Candice Melzow, Doug Pederson, Ken Williamson

Absent: Jonathan Eaker, Justin Houck, Raylene Maberly, Kelly Smith

Guests: Larry Adams, Sandy Jackson, Bill and Judy Park, Mike Record, Roger Williams, Vickie Williamson

Review/approval of minutes from 06/07/23 FLPOA Annual Meeting:

- Approved as posted.

Old Business:

- None

Committee Reports:

Budget and Finance:

- Comments (if any): Raylene Maberly will provide report later this month.

ACC:

- Ken Williamson brought flowcharts to diagram options for ACC process. However, ACC and Board decided to delay discussing procedures for handling ACC requests until full Board is present.
- Requests:
 - Sandy Jackson's request to build fence and metal building has been approved.
 - Bill and Judy Park's request for 10 x 16 storage building has been approved.

Lakes and Dam:

- Board members discussed community work day that was held in June to help remove water hyacinth but noted that physical removal efforts can't keep up with its spread. Doug Pederson authorized spraying the lake for water hyacinth.

Website admin and Legal:

- N/A

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

- Ken Williamson shared findings from his FLPOA document search at Texas Secretary of State (SOS) and Brazos County Clerk (BCC) offices. The primary issues are that the assumed name (Forest Lakes Property Owners Association) was good until 5/4/11 and currently does not exist with the Texas Secretary of State. Ken Williamson will see if name needs to be re-filed and certified with the Texas SOS. Williamson also reported that an original bylaws document was not located - only 2012 Amendment to the Bylaws was located. Board discussed how to go about finding original bylaws.

- A mockup of an edited FLPOA ballot was distributed to Board members, but feedback was not collected since several Board members were absent.
- Board agreed to announce upcoming elections on NextDoor and FLPOA website to recruit nominees.

General Q&A with attending non-Board members, if requested:

- Name and issue/question: Bill Park asked what issues exist with lake. Doug explained that bulkhead needs to come out because it's harming integrity of the dam. FLPOA wants to save funds to preserve the dam because if the dam fails we lose the lake. We don't have a permit for it, so it's unlikely we would be allowed to rebuild it.
- Name and issue/question: Mike Record asked about the decision regarding chickens. Board noted that the Deed Restrictions specify no poultry. The Board has verbally asked some residents with chickens to keep them from disturbing others. No other action has been taken at this time.

Adjourn: Time: 8:00 PM By: Doug Pederson