

## **FLPOA Board Meeting Minutes from 10/4/23**

**Call to Order:** Time: 7:01 PM By: Justin Houck

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

Absent: Doug Pederson, Kelly Smith

Guests: Larry Adams, Tommy Phillips, Vickie M. Williamson

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

Approved as posted: Raylene Maberly approved prior minutes. Justin Houck seconded.

### **Old Business:**

- N/A

### **Committee Reports:**

#### Budget and Finance:

- Beginning balance:
- Credits/Deposits (including from what source): \$105 (July)
- Debits/Pd: \$900 (July – mowing)
- Ending Balance: \$37,190.62
- Comments (if any):
  - Raylene Maberly provided financial information for July, August, and September at this meeting.
  - Candice Melzow will be added to FLPOA account to sign checks in the event of Raylene's absence. Candice will replace Cheryl Rich who served in this role previously.

#### Architectural Control Committee (ACC):

- Submitted: None
- Approved: None
- Denied: None
- Additional comments (if any):
  - Larry Adams of the ACC Committee reported there were no new requests at this time.
  - Ken Williamson mentioned that we might have an attorney review the ACC law (Texas Property Code Section 209.00505) to advise us on whether the ACC needs to be comprised of members who aren't part of the board.

#### Lakes and Dam:

Two issues were discussed: invasive water hyacinth and the integrity of the dam.

- Water hyacinth: Justin Houck reported that estimated cost of spraying for water hyacinth would be approximately \$8,000 per year. Board decided this is too expensive to consider doing regularly. Raylene Maberly reported that Ed Maberly

and other residents have been physically removing the plant. She also reported that Bryan volunteered to spray the water hyacinth if FLPOA pays for the products. She will talk with Bryan more about this option to determine how much the products might cost.

- Dam erosion: Ken Williamson discussed residents' concerns about the dam eroding. He noted that if we lose the dam and the lake, we will be unable to restore the lake. Board will contact Doug Pederson to see if he has any information on who we might call to assess the dam.

Website admin and Legal:

- N/A

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

- The new election ballot design put together by Cheryl Rich and Ballot Committee was approved by the Board. Candice Melzow will send it to Bob Bilberry for printing this week.
- Ken Williamson reported he was unable to locate the original FLPOA bylaws on file at the office of the Texas Secretary of State and Brazos County Clerk's office. He motioned: That a bylaws committee be established to write bylaws for the association, with the intent of these bylaws being voted upon at the next Board meeting, then filed with the Brazos County Clerk, and finally published on the Association's website as required by Texas law. Candice Melzow seconded the motion. After discussion, Ken Williamson (Chair), Candice Melzow, Justin Houck, and Larry Adams volunteered to serve on the committee. Candice Melzow was charged with announcing the committee formation on the Nextdoor.com website and requesting Members to volunteer to serve on the committee. The committee was charged to present a bylaws draft at the December meeting. Once appropriately approved, the bylaws will be filed at the Brazos County Clerk's office. Motion carried with a unanimous vote of the Board members present.
- Ken Williamson reported that Form 503 – Assumed Name Certificate for FLPOA is 11 years in arrears and Form 802 – Nonprofit Periodic Report Filing is 9 years in arrears. He will send a check to the Texas Secretary of State to file these forms.

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

- Name and issue/question: Vickie M. Williamson mentioned the Halloween map on NextDoor was helpful last year and hopes someone will volunteer to post reminders about it again this year so families will know which houses are distributing candy.
- Name and issue/question: Vickie M. and Ken Williamson discussed the issue of chickens disturbing residents. The Board will send a certified letter to notify residents with poultry that FLPOA Deed Restrictions specifying no poultry will be enforced. The Board will review the letter and send it out before the next meeting.

**Adjourn:** Time: 7:57 PM By: Justin Houck