

F.L.P.O.A. Board Meeting Minutes 02/07/2024

F.L.P.O.A. Directors

Present; Director & Chair - Justin Houck (2023-2024) – Position 6
Present; Director & Treasurer - Raylene Maberly (2023-2024) – Position 4
Present; Director & Secretary - KC Williamson (2023-2024) – Position 5
Present; Director - Jonathan Eaker (2024-2025) – Position 1
Late; Director - Kelly Smith (2024-2025) – Position 2
Present; Director - Michael Macias (2024-2025) – Position 3
Present; Director - Wayne Young (2023-2024) – Position 7

Guests: Wayland Van Nest, Vickie Williamson, Tommy Phillips, Lane Gonzales, Mirk Riverman, Shiveen Jahedkar, Zach Jahedkar, Shawn Jahedkar, Mike Record

CALL MEETING TO ORDER

Time: 7:01 PM

Motion: Justin Houck calls for the meeting to come to order; **Second:** Jonathan Eaker; **Debate:** None; **Vote:** For 6 Against 0; **Result:** Motion carried.

REVIEW/APPROVAL OF PRIOR MINUTES

Motion: KC Williamson requesting that the 01/17/2024 minutes be approved as posted; **Second:** Justin Houck; **Debate/Edits:** Comments were made concerning the prior inclusion of lot numbers in minutes; **Vote:** For 6 Against 0; **Result:** Motion carried.

Motion: Wayne Young is requesting that the minutes be circulated and approved via e-mail, and not on the website. In addition, only a rolling 12 months of meeting minutes should be kept on the website.; **Second:** Justin Houck; **Debate/Edits:** Comments were made concerning the possibility that publicizing prior Board member’s difficult times may cause concern or embarrassment for them.; **Vote:** For 5 Against 1; **Result:** Motion carried.

OLD BUSINESS

None

COMMITTEE REPORTS

Legal Committee

Motion: KC Williamson requesting that the Board accept this statement as the definition of the Legal Committee: The committee shall investigate, report their observations, and make recommendations on all legal or litigation issues brought before the FLPOA Board. The committee will also provide for the continuous review and updating of all dictatorial and declarative documents of the FLPOA in response to the needs of the FLPOA membership and Texas state HOA laws.; **Second:** Raylene Maberly; **Debate:** The Board rejected the statement “all legal or litigation issues”, and the legal word “dictatorial” as being too overreaching. **Vote:** For 3 Against 4; **Result:** Motion failed.

Report:

- An application for pro-bono legal assistance has been submitted. We are awaiting judgement on assistance which might take up to three weeks.

- Texas Secretary of State for 802 was updated and filed with Secretary of State.
- The application for pro-bono legal assistance was completed and submitted. An assistance decision will take two to three weeks.

Report prepared by: KC Williamson

Budget and Finance

Report:

- F.L.P.O.A. Proposed 2024 Budget (As Amended)

Income:

(\$15,000 lot fees + 500.00 from resales)

\$15,500

Expenses:

Insurance	\$5,600
Administrative Expenses	\$1,000
Legal	\$500
Brazos County Precinct 3 VFD, Station 2	\$500
Lake and Dam (management plan and control)	\$3,000
Total Expenses	<u>\$10,600</u>

Balance	<u>\$4,400</u>
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A Reserve fund of \$10,000 needs to be available at all times for emergencies.

Current Balance:	\$31,303.85
Lot receipts:	\$15,000.00
Budgeted Expenses:	\$(10,600.00)
Reserve:	<u>\$(10,000.00)</u>
Balance available:	<u>\$25,703.85</u>

* Administrative Expenses includes postal boxes, internet, office supplies, postage, printing and resale certificates.

Report prepared by: Raylene Maberly

Motion: Raylene Maberly moved to accept the proposed F.L.P.O.A. budget; **Second:** Justin Houck; **Debate:** None; **Vote:** For 7, Against 0; **Result:** Motion carried.

Nominating Committee

Report:

None

Lake and Parks Committee

Thank Ray Hinnant for repairing the lake access gate at the center of the dam.

Report:

- The Committee continues to refine their bids on the dam repair and renovation. Should have three and possibly four bids for the Board to consider when developing a Scope of Work.

Report prepared by: Wayland Van Nest

Architectural Control Committee

Motion: Mike Record moved to appoint Mark Becka as an F.L.P.O.A. ACC member with a term expiration date of Dec 31, 2024; **Second:** KC Williamson; **Debate:** None; **Vote:** For 7 Against 0; **Results:** Motion carried.

Report:

- Requests submitted:
 1. Privacy fence replacement on Lot 131, Feb 07,2024; Owners: Terry & Monica Poehl; 6601 Waterway Drive, College Station, Texas 77845-3714; E-mail: poehl71@gmail.com
- Requests approved:
 1. Freestanding metal RV cover on Lot 96; Dec 05, 2023; Owner: Kevin and Jennifer Chilek; 10825 Lakefront Drive; E-mail: jenchilek@gmail.com
 2. Privacy fence replacement on Lot 131, Feb 07,2024; Owners: Terry & Monica Poehl; 6601 Waterway Drive, College Station, Texas 77845-3714; E-mail: poehl71@gmail.com
- Requests denied:

None
- Requests in progress:

None

Prepared by: Mike Record

NEW BUSINESS

Motion: Justin Houck moved to create an ad-hoc F.L.P.O.A. Social Committee. Its responsibilities would be to monitor social media outlets and to organize community events as directed by the Board.; **Second:** Wayne Young; **Debate:** None; **Vote:** For 6, Against 1; **Result:** Motion carried.

ADJOURN THE MEETING

Time: 8:14 PM

Motion: Justin Houck calls for the meeting to be adjourned; **Second:** Kelly Smith; **Debate:** Next meeting is scheduled for May 1, 2024; **Call Vote:** For 7 Against 0; **Results:** Motion carried.