

PO BOX 1054, ONALASKA, TX 77360
ANNUAL MEETING OCTOBER 28TH, 2023
10.00AM ON THE LAKE RV RESORT - CLUBHOUSE
AGENDA - MINUTES

A. Items:

1. Call to order
2. Notice that Meeting is being recorded.
3. Roll Call, Proxy Roll Call, Verify Quorum (1/10th of the members)
4. Approval of 2022 Meeting Minutes

New members of the subdivision were welcomed, and they introduced themselves.

B. Treasurer's Report

- a. 2022 End of Year Report
- b. 2023 Financial Report YTD (Year to Date)
 - i. Income
 - ii. Aged Receivables
 - iii. Cost YTD (Year to Date)
 - iv. Assets
 - v. Contingency Planning / Reserves
 - vi. Application for Tax exemption certificate.

Introduced Portia Hebert whom is an accountant that did a third part audit on the POA books on September 26th 2023, in which Portia said the books are in good standing, and well looked after.

C. Legal Report

- a. Legal
 - i. Cease and Desist Notices issued were 2 for the year so far
 - ii. Legal Counsel – no legal counsel has been needed.
- b. Insurance
 - i. General Liability – all insurance is paid up and no claims have been filed.

D. Repairs and Maintenance

- a. Year To Date
 - i. Road Repairs
 - ii. Boat Ramp repair
 - iii. Drainage
 - iv. Parks
 - v. General
 1. Mailboxes
 2. Tree removal
 3. Gazebo replacement
- b. Infrastructure Inspection Report
 - i. Explanation and Findings

Road repairs are to come with gravel on certain roads, mulch and clearing of easements was complete to be charged out to drainage. And there were no assets disposed of this year.

E. Director Discussion Items:

- a. Permits
 - i. Issued, Outstanding
 - ii. Online Reference to approved permits (Address, Description)
- b. Statements and Due Dates
- c. Electronic Communication
 - i. Website Review

- ii. Email, Phone Policy
- d. Road Maintenance update
- e. Storm Water protection plan update
- f. Design requirements for driveways and drainage in POA Easements

F. New Business (2023 Goals)

- a. Forecast
 - i. Drainage
 - ii. Roads
 - iii. Parks A (Boat Ramp)
 - 1. Children's Splash Pad
 - iv. Park B (Park)
 - 1. Setup Reserve Fund for Pavilion
 - a. Potential Multi Sports Court
 - v. Park C (Small Park)
 - 1. Removal for submerged Rocks and Pilings
 - 2. Gazebo
 - 3. Drainage
 - vi. Fence
 - 1. N Cattle (Park C)

G. Open Discussion

- a. Tree Beautification Project. -Rich Guldin

Rich discussed the tree beautification project and that the more we get the better discount we could get and that the subdivision used to have a lot more trees before the tornado came in and if anyone was interested to reach out to Jacqui Casey or himself.

- b. Emergency equipment – Leslie Bauer.

Leslie was not available but had asked Bob Royal to discuss the benefits of the medical equipment especially the AED that would come in handy for the aging population of TX Acres Subdivision, but the AED needs to be in air-conditioned place which the subdivision does not have. It was mentioned that a small shed should be built for the AED and other items, in which the board pointed out that if a shed was built for certain items and didn't cover the 1000 sq ft space it then opens for everyone to put a small shed on their lots without a 1000 sq ft house.

- c. Adding in Fire Hydrants – Paul LeBlanc

Paul LeBlanc went briefly through the history of the fire hydrants and that he feels that we should put aside \$5000 a year so we can increase on the fire hydrants that are already in the subdivision.

H. Comments from Nominees for Directors Position

- a. Position C
 - i. Robert (Bob) Royall (No vote required)

The board has processed 16 building permits so far this year. A reminder was put out to members that even though the board has no jurisdiction on septic and boathouses, but building permits still need to be submitted as the address that is being used for the construction is a TX acres subdivision address.

It was requested if any member would be interested in a clubhouse of approximately 50 x 50 in which members said yes, they would be interested, so the board will investigate this more and hopefully have some information by the next meeting.

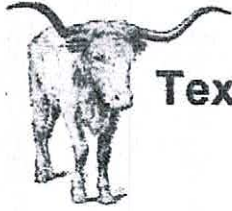
It was also mentioned by the board that they had gone and meet with the commissioner about the water drainage on Hanson road which the commissioner agreed with and would help as much as he can but unfortunately the water is running through private property which makes it harder to be able to do anything with.

It was mentioned that there are a lot of dead trees around and can the POA do anything about them before they fall across the road.

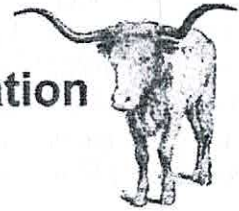
It was mentioned by the board that because the trees are on private property there is not much that the POA can do but maybe send a letter to the property owner letting them know that they have a dead tree on their property. It was also mentioned that if the dead tree damages a power line when it comes down Sam Houston Electric will come out and take care of the tree but leaves all the debris behind.

It was also mentioned that the property code has changed and that the board no longer has discretionary spending authority, and the board mentioned that they would investigate this.

It came to voting and then ADM adjourned at 12.16pm



Texas Acres Property Owners Association



Annual General Meeting

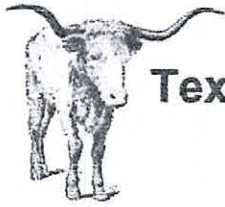
10/28/2023

Time: TBA

Location: TBA

If you would like to add any item to the agenda, please let us know by 10/09/2023 via email at admin@texas-acres.com.

Position C is up for election, please let us know if anyone would like to run for the board, also for your information Bob Royall will be rerunning.



Texas Acres Property Owners Association



Annual General Meeting

10/28/2023

Time: 10.00 AM

**Location: On The Lake RV Resort - Clubhouse
15152 US Hwy 190 West
Onalaska, TX 77360**

If you would like to add any item to the agenda, please let us know by 10/09/2023 via email at admin@texas-acres.com.

Position C is up for election, please let us know if anyone would like to run for the board, also for your information Bob Royall will be rerunning.

TEXAS ACRES PROPERTY OWNERS
ASSOCIATION INC.

PO BOX 1054 ONALASKA, TX 77360

ANNUAL MEETING October 28th, 2023,
10:00 AM On The Lake RV Resort - Clubhouse

AGENDA

- A. Consent Items:
 - 1. Call to order
 - 2. Notice that Meeting is being recorded.
 - 3. Roll Call, Proxy Roll Call, Verify Quorum (1/10th of the members)
 - 4. Approval of 2022 Meeting Minutes
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 - b. 2023 Financial Report YTD (Year to Date)
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 - b. Insurance
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- D. Repairs and Maintenance
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 - c. Electronic Communication
 - i. Website Review
 - ii. Email, Phone Policy
 - d. Road Maintenance update
 - e. Storm Water update
 - i. Easement Clearing to access Drainage Easement
 - f. Design requirements for driveways and drainage in POA Easements

F. New Business (2023 Goals)

a. Forecast

- i. Drainage
- ii. Roads
- iii. Parks A (Boat Ramp)
 1. Children's spray field
- iv. Park B (Park)
 1. Community Club House /Multi Sports Court
 - a. Move approved Pavilion fund to Club house
- v. Park C (Small Park)
 1. Removal for submerged Rocks and Pilings
 2. Gazebo 16x12
 3. Drainage
- vi. Fence
 1. W Cattle (Park C)

G. Open Discussion

- a. Tree Beautification Project. -Rich Guldin
- b. Emergency equipment – Leslie Bauer.
- c. Adding in Fire Hydrants – Paul LeBlanc

H. Comments from Nominees for Directors Position

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- I. Vote Items: (one vote per property owner). Total vote item expenditures shall not exceed \$35,000.

Only Items listed in the agenda can be voted on.

1. Street Maintenance in the amount of \$10,000. Maintenance will be needed to repair potholes, street overlay and hot mix throughout for the ensuring year. Start phasing in all unpaved streets as budget and development allows.
2. Drainage in the amount of \$7,500. Used to replace and repair culverts, ditch clean out and repair problem areas as needed.
3. Fencing to the amount of \$4,500.00
4. Medical Equipment to be brought \$1,400.00.
5. Playground Up Grade, and Lake Spray field development \$5,000.00
6. Vote to move AGM to March starting 2024.
7. Vote to bring in a fee schedule for deed restrictions violations.
8. Election of Director for 2 Year Term
Position C Nominees Robert (Bob) Royal – No vote Required

J. Adjournment

Attachment: Voting Proxy (if unable to attend please complete form below; must be received prior to 10:00 am October 28th, 2023 can be hand delivered to a Board Director or mailed to PO BOX 1054 Onalaska, TX 77360, or can be emailed to admin@texas-acres.com).

PROXY

For October 28th, 2023, Annual Meeting of

Texas Acres Property Owners Association, Inc.

Know all by these presents that I am a member of the Texas Acres Property Owners Association and do hereby appoint and constitute _____

Printed Name

as my true and lawful attorney and proxy with the full power of substitution and revocation to attend and represent me at the annual meeting of the association to be held October 28th, 2023, and for and on my behalf to vote on any question, proposition or resolution or any matter for which I would be entitled to vote if personally present.

All signed Proxies shall be considered valid and can be used for any meeting. This Proxy shall be void for any meeting which I personally attend. This Proxy shall expire October 29th, 2023. This Proxy will be valid in accordance with by-laws unless revoked in writing prior to expiration date. To be considered valid proxy must be completed in its entirety and original submitted to a Board Director prior to start of annual meeting held October 28th, 2023, 10:00 am. Original Proxy may be hand delivered to any Board Director or mailed to PO BOX 1054 Onalaska, TX 77360.

In witness, I _____ have executed this proxy the

Property Owners Signature

_____ day of _____ 2023.

Property Owners Printed Name: _____

Section # _____ Block # _____ Lot # _____

Street Address: _____

Received by: _____ Date: _____

**October 28th, 2023 Ballot
Outcome**

Item I1 – Authorization to spend funds on street maintenance in the amount of \$10,000.00.

100% For 0% Against

Item I2 – Authorization to spend funds on drainage in the amount of \$7,500.00

93% For 7% Against

Item I3 – Authorization for Fencing \$4,500.00

95% For 5% Against

Item I4 – Medical Equipment to be brought \$1,400.00.

63% For 37% Against

Item I5 – Playground upgrade and lake spray field \$5,000.00

40% For 60% Against

Item I6 – Move AGM to March starting 2024

95% For 5% Against

Item I7 – Bring in a fee schedule for deed restriction violations

76% For 24% Against

OFFICIAL RECEIPT



Polk County Clerk
Schelana Hock, County Clerk
101 W. Mill Suite 265
Livingston, Texas 77351
Phone: (936) 327-6805
Fax: (936) 327-6855
www.co.polk.tx.us/page/polk.county.clerk

Payor
Texas Acres Property Owners

Receipt No.
2023-13494-CC

Transaction Date
11/29/2023

Description	Amount Paid
Miscellaneous Payment	
Postings/Trustee	13.00
SUBTOTAL	13.00
PAYMENT TOTAL	
	13.00
Credit Card Tendered	13.00
Total Tendered	13.00
Change	0.00
Posting 2023-129 Annual Meeting	
11/29/2023 01:43 PM	Cashier Station MWCS
Audit 1053387	

OFFICIAL RECEIPT



All Transactions Approved

Bureau: 8038071 - Polk Co, TX Court Fines and Fees CNT

Invoice Item	Amount	Qty	Conv. Fee	Result
Payment ID: 100283132195 Miscellaneous	\$13.00	1	\$2.00	Approved
Total Amounts + All Fees:	\$15.00			

BILLING INFORMATION

Payment will be billed to:

Walter Lee

Card ending in ...2625 (Mastercard)

Processed at 11/29/2023 1:42:30 PM CST

LEGAL NOTICE

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

Privacy Statement - www.certifiedpayments.net/PrivacyStatement.aspxLegal Notice - www.certifiedpayments.net/LegalNotices.aspx

Signature

By signing this receipt, you authorize a payment to the Polk Co, TX Court Fines and Fees CNT. The convenience fee will appear as a separate transaction on your credit card statement.