

Lakeside Village Newsletter

*PO Box 334
Riverside, TX 77367 / (936) 891-5132
Website: lsvpoa.com
APRIL, 2022*



Fellow Property Owners,

The purpose of this article is to address a request and other concerns recently presented to the Association.

The Association recently received a request from a property owner requesting that an item be placed on the Annual Meeting Agenda for a vote to be taken on Term Limits for Board members. The property owner also stated that others were discussing this proposal as well. The request included a suggestion that the seats of the Board Directors who now serve never change because the Board Directors take all proxy votes presented at the Annual Meeting and uses them to vote for themselves.

Discussion

During the Annual Meeting of June 12, 2021, two proxy votes were submitted by property owners who were unable to attend the meeting in person and were assigned to someone to vote in their place. At the Annual Meeting of June 11, 2020, two proxy votes were submitted. All other votes were submitted by voting members present or by absentee ballot. All votes are presented during the meeting and counted by volunteers who are non-Board members and who not related to a Board member.

The Board of Directors is bound in its duties and authority by the Deed Restrictions, Bylaws, and State Law. In the past, several Board members have volunteered hoping to present their own agenda and shake things up. When those efforts were unsuccessful, they soon resigned. The Board is comprised of property owners who volunteer their time to help make Lakeside Village a comfortable place to live. Property owners are always encouraged to attend meetings and to

volunteer to serve on the Board. When vacant seats are left unfilled, many times prior Board members step up to help.

The Question of Term Limits

The Association has consulted with its attorney. The attorney represents the Association, not the Board of Directors. The request for Term Limits would be a violation of State law as stated below. Neither the Association Bylaws, nor the Restrictions impose Term Limits on Directors. Also, the Texas Property Code does not limit the number of times an individual can run for a position on the Board of Directors. Texas Property Code Sec. 209.00591(a) states as follows:

SEC.209.00591. BOARD MEMBERSHIP. (a) Except as provided by this section, a provision in a dedicatory instrument that restricts a property owner's right to run for a position on the board of the property owners' association is void.

Based on Sec.209.00591, even if the Association Bylaws or Restrictions were amended to impose Term Limits, that term limit provision would be void because it would restrict a property owner's right to run for a position on the Board. As a result, the Board is unable to honor the request to place this item on the Agenda since it would violate State Law.

Summary of the April 9, 2022 Board of Directors Meeting

ATTENDANCE

Directors present were Fay Earls, Petie Grant, Tommy Green, Gail Miller, Danny Washington. Absent present was Ann Young, Administrative Assistant. Absent were Chuck Cloe, Marcy Metz, Steve Null, Kelly Scott, and Peter Thrasher.

CALL TO ORDER

The meeting was called to order at 9:02 A.M. With only five (5) Board members in attendance, a quorum was not met, therefore no voting to approve any items may be taken on any matter presented to the Board. Agenda items will be for discussion only.

PROPERTY OWNERS (MEMBERS)/COMMENTS

Present was Bob (Robert) Toney.

READING OF MINUTES

The minutes from the March 12, 2022 Board meeting were presented for review. A vote to accept the minutes was tabled until the next monthly meeting scheduled for May 14.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for March, 2022 was presented. A vote to accept the report was tabled until the next monthly meeting scheduled for May 14.

OLD BUSINESS

- Update on status of pier replacement - The Association will review the status of quotes from contractors during the next monthly meeting scheduled for May 14.
- Review of annual meeting plans – The Board will make its final review of the plans for the annual meeting during the next monthly meeting scheduled for May 14.
- Review of Board action plan – The Board will put the status of the project to beautify and restore the main entrance signs on hold for a while due to the unstable cost of materials.

NEW BUSINESS

- Mowing contract for 2022 – The Board reviewed the quotes that were submitted by various mowing contractors. An electronic vote of all Board members will be requested and the results of the electronic vote will receive a final vote for the minutes during the next monthly meeting scheduled for May 14.
- Sign design – see Old Business, Review of action plan above.

Executive Session Summary from the March 12, 2022 Board meeting

Properties were inspected March 8. A report of violations observed on that day, along with the status of property violations that are still unresolved as of that day, was presented to the Board of Directors. The following deed restriction violation correspondence was sent during the month of March:

First letter for trash (Houston)	1
First letter for fence damage (Michael)	1
First letter for mowing & skirting (Shoreline)	1
Courtesy call for trash, debris, skirting	1

COMMITTEE REPORTS

Architectural Review

The following applications were received in March, 2022:

- Carport/Shed on West Lakeside (Lot 151) - Approved
- Home on Shoreline (Lot 374) – Approval pending receipt of additional information
- Carport on Chestnut (Lot 485) – Approved
- Home on Pecan (Lots 168,169,170) – Approved
- Storage Building on Shoreline (Lot 343) – Approved

Maintenance & Safety

Repairs were made to the pavilions located at the main boat ramp area.

Community Relations

The Association newsletter was published March 21, 2022 via email, Association Facebook, and Association website. The financial reports and meeting minutes were updated on the website thru March, 2022.

The Board moved into Executive Session at 9:25 A.M.

With no further business, the meeting was adjourned at 9:52 A.M.

Calendar of Events			
MAY		JUNE	
8	Mother’s Day	11	Annual POA Meeting
14	POA Meeting	14	Flag Day
21	Armed Forces Day	19	Father’s Day & Junteenth
30	Memorial Day	21	First Day of Summer



OTHER INFORMATION

A number of vendors have left contact information with the Association office (936-891-5132). If you have need of home repairs, lawn services, trash services, etc. we can provide the list we have accumulated. The Association does not recommend any particular vendor. This list is just for information purposes.

The Association has received several requests to repost the website to learn about properties that are scheduled to be auctioned at the county delinquent tax sale. Their site will also allow you to sign up to receive announcement of upcoming auctions.

pbfc.com (click on the Tax Sales tab at the top)

Please remember to check with the San Jacinto County Permit Office if you plan to add a structure on your property. They will advise if a permit is needed. (936) 653-3823

Property owners who observe a hazard on any road in Lakeside Village may notify the Association (936) 891-5132, or contact the Commissioner directly (936) 377-2481. All roads in Lakeside Village are county maintained and not privately owned.

Please get the Association's approval before placing new storage buildings, homes, and home add-ons, etc. on your lot. The deed restrictions require the Board to make those approvals and keep them on file. The process is simple. Please call if you need any clarification (936-891-5132). We recommend that property owners call the San Jacinto County Permit office to determine the need of a county permit (936) 653-3823.

The common area around the left side of the main boat launch area has been restored with new pallets of grass. Please avoid driving or parking in that area.

Again, thank you to all property owners who have responded about keeping their dogs restrained. There have been numerous positive comments about the improvement of this issue in the subdivision. With only a couple of exceptions, property owners are doing a great job. Keep up the good work!

SAN JACINTO COUNTY
IMPORTANT CONTACT NUMBERS

Sheriff (non-emergency dispatch)	(936) 653-4367
County Animal Control Deputy.....	(936) 524-3891
Precinct #4 Commissioner (Mark Nettuno)	(936) 377-2481
Precinct #4 Constable (Alvin Wyatt)	(936) 377-5009
County Judge.....	(936) 653-2199
Property Tax Office	(936) 653-3292
Appraisal District.....	(936) 653-1450
Motor Vehicle	(936) 653-2311
Permit Office	(936) 653-3823
911 Addressing.....	(936) 653-3823
Game Warden	(936) 239-2711
Trinity River Authority (septic).....	(936) 365-2292
SHECO (Electric)	(936) 653-5400
	(800) 458-0381
SHECO (outage).....	(888) 444-1207
Riverside (WATER) Special Utility Dist.	(936) 594-5793
Voter Registration	(936) 653-5804
Windstream (Kinetic) (phone/internet).....	(833) 241-0100
980 North VFD (c/o Sheriff dispatch).....	(936) 653-4367
Justice of the Peace.....	(936) 377-2131