

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Aransas Pass Yacht Club
9 August 2018

Directors & Officers Present: Don Rager, Tom Ballard, Lyle Beavers, Mike Hart, Mary Steed, Bill Brock, Wayne Lake (via phone), Charnel Hart, and Kelly Beavers.

Directors & Officers Absent: None

PCCOA members present: Rhonda Kramer, John & Barbara Allbright, Rick Stockton, Robert & Becky Sparks, Bubba & Tammy Storey

I. OPEN SESSION

- A. A quorum for the meeting was established. President Don Rager called the meeting to order at 10:00 AM.
- B. Bill made a motion to approve the minutes of the Regular Meeting held on June 4, 2018. So seconded, the motion carried.
- C. Financial Report
The year-to-date Profit & Loss Statement and Balance Sheet were presented to all members present. Income and expenses are tracking year over year. Discussion over Cable One increasing the monthly invoice for modem charges. It may be more economically feasible for us to purchase versus 'renting' from Cable One. Tom will investigate. The report was accepted as presented. Reminder that the 2019 budget will be discussed at the next Board meeting in October.
- D. Committee Reports
 - 1. Architectural Control – Tom stated that there was 1 inquiry on a property and 2 pool applications. Wayne & Bill will handle pool applications going forward.
 - 2. Surveillance System – Tom reported that all cameras are up and running. There have been no recent requests for viewing of tapes; all cameras are up to date on maintenance. Lyle obtained permission from the City Manager to put in concrete barriers around the camera poles to protect from aggressive City mowers (who have bumped poles twice, knocking cameras out of alignment). Mike will handle.
 - 3. Property & Canal Patrol – Properties are looking better; significant improvement in the past 90 days. Mary and Lyle will do property patrol for August and September.

4. Office Update –
 - Nine properties were sold since last meeting.
 - The website transition to the GoDaddy platform is complete. It has a more modern look and is accessible on mobile devices as well.
 - The directory was published to the 120 participating owners.
 - New insurance was purchased; canceling the old policy. We have requested a refund on the unused dates of the old policy. Charnel will follow up.
 - Just a reminder for the next annual meeting – Tom and Mike are retiring; Don and Mary will need to re-run if interested. A total of four positions will be open.

E. Old Business

1. City Projects: Lyle had a phone meeting with the City Manager to get updates on the following topics:
 - Status of Porpoise fence – FEMA has approved the fence rebuild but has not yet funded and we cannot move forward without funding, which is tied up with the City-FEMA project to rebuild the water tower.
 - Status of erosion on Pompano – Erosion is still occurring. City has hired an engineer to design the fix. City put some pea gravel at the site, which is not proving helpful. Lyle suggested sand bags would be more appropriate.
 - Status of street signs – Street signs were ordered to replace those lost in hurricane, and have arrived. However, the City does not have available resources at this time to install.
2. Dock considerations on website – Reviewed proposed changes to information currently on the website, removing engineering specifications. It was approved to place on the web site after removal of the initial paragraph.
3. Short Term Rentals amendment – Kelly presented the results of the survey – indicating that 89% of homeowners returning the survey were in favor of reasonable limitations on short-term rentals. Several of the owners present gave their perspectives, including describing the challenges of living next door to short term rentals. Lengthy discussion followed. Board consensus was that codifying the current policy of allowing rentals with a minimum 30-day lease period would satisfy most concerns. Discussion ensued around penalties for property owners who do not comply. Tom motioned for a vote on a 30-day minimum rental period with \$50 per day for non-compliance plus attorney fees (if required). So seconded, the motion carried. Wayne Lake dissented, arguing for a 6 month minimum lease. Kelly will work

with our attorney to draft appropriate language for ballot.

4. Circulation Pipe Gates – Wayne received estimates on varying stages of repair/replacement of the plates. Discussion surrounding appropriate timing of the work. Motion by Tom to move forward immediately with modifying existing cover plates for safety issues, and, after hurricane season, to remove existing slip plates, sand blast, inspect, hot dip galvanize and reinstall. So seconded, the motion carried. Lyle will follow up with contractor on cover plates.

F. New Business

1. Police Patrol – Tom stated that a homeowner had been emailing the City relative to the speeding in the subdivision. Aransas Pass Police have increased patrol of the area and have set up some radar site.
2. Kelly presented some other potential changes to the governing documents (C&Rs and By Laws). Most were housekeeping items and didn't require a motion of the board to enact. A motion by Lyle to remove C&R resolution 3/99 (establishing an Environmental Committee – which we do not use) was made; so seconded it carried. The Board also agreed to place on the February ballot these proposed changes to the ByLaws:
 - Enable the Board to spend up to \$20,000 without membership approval (from current \$10,000), given the cost of pumps has risen significantly in last 20 years.
 - Allow eMail delivery as a viable option for Notice of Annual Meetings
 - Allow liens for assessments up to then-current annual assessment amount per lot (from current \$100)

G. Open Mic for Members

1. Property owner expressed appreciation for the work done by the board.
2. Property owner stated that the canal water has been very clean lately, and appreciated the work the Board does to maintain that.

II. EXECUTIVE SESSION – not required

III. ADJOURNMENT

- A. Next scheduled Regular Session is October 13, 2018 at 10:00 AM at the Aransas Pass Yacht Club. **This was subsequently changed to October 20 by Board email.**
- B. There being no further business, upon motion by Tom and so seconded and carried, the meeting of the Board of Directors was adjourned at 12:07 PM.