

KingsPointe POA Meeting Minutes September 6, 2025

1. Call meeting to order

- The meeting was held at 199 Kings Row and called to order at 2:05 by President Dee Genova.

2. Check for quorum

- A quorum was present (including one owner via cellphone).

3. Read minutes of last meeting

- The May 2025 and June 2025 minutes were posted on the website prior to the meeting. No members had any questions and by majority vote agreed to bypass reading of the minutes.

4. Finance Report – May 14 to Sept. 4, 2025

- *Previous Balance: \$32,433.29 (5/14/25)*
- *Debits: (collections) \$ 16,374.98*
- *Credits: (expenses) \$ 38,359.52 (including \$36,220.00 for road repairs)*
- *New Balance: \$10,448.75 (9/4/25)*

Matt Neisler informed attendees that the POA Board had met with the POA attorney to discuss the process around filing a formal Notice of Assessment Lien for each owner that has an outstanding dues balance of more than \$1,000. The attorney will assist with the filing of the first one and then the board will be able to complete additional filings.

5. Opening Comments

- Dee Genova stated that all road repairs have been completed. Weight limit signs will be purchased, declaring the maximum weight of 35 tons as recommended by the asphalt company. Two signs will be purchased and installed (one at each entrance).
- Dee Genova stated that the TRWD permit had been received and needs to be laminated and placed at the boat ramp. Matt Neisler also stated that the TRWD requires the community to assign a street address to the boat ramp for 911 emergency locator services. The POA attorney will provide language to post a sign at the boat ramp that iterates the Texas Recreational Use Code. He has also counseled the POA to craft a policy granting recreational use to Owners and their guests. This policy will be drafted by the board and presented at the December 2025 POA meeting for approval.

KINGSPONTE POA

CEDAR CREEK LAKE

6. New Business

- Kings Row Real Estate SCAM averted

Matt Neisler also informed the group about a recent scam involving the sale of a lot on the street. The title company discovered at the last minute that the representation of the owner selling the property appeared to be fraudulent and therefore would not proceed with the transaction.

- Boat Ramp/Picnic Area

Dee Genova informed the group that the chain at the boat ramp had been broken and pulled away from the posts. The buoy was also cut. She asked for volunteers from the community to help with repairs.

- Insurance for the POA.

Quotes for General Liability insurance for the POA and D&O insurance for the officers were reviewed. General Liability insurance would be around \$750.00 and Directors and Officers Liability Insurance would be around \$1250.00-\$1500.00 per year.

Dee Genova and Matt Neisler gave an update on both general liability insurance and Directors & Officers insurance. The POA attorney highly recommended that the POA purchase both types of insurance to protect the assets of the POA. The cost for both policies would be around \$2,000 annually.

Due to the recent expenses incurred fixing the road, both the need and the cost of the policy was of concern to the community. Discussion was held and Bill Diercks made suggestion that the broader community be presented with the information given the expense would be new to the POA.

The board said that it would draft an explanation of why legal counsel has recommended purchasing this insurance and will distribute to the community via email with a vote taking place at the December 2025 POA meeting. *(Please see the following page regarding this issue.)*

7. Board Nominations

- Nominations for the Vice President and Treasurer were presented via motion with a second and unanimous approval.

Robin Putnam was nominated for Vice President and will run unopposed.

Matt Neisler was nominated to stay on as Treasurer and will run unopposed.

- Digital ballots will be sent and proxies accepted. Vote to be counted at the December POA meeting.

8. Set date, time and location for the next POA Meeting.

- Our next POA meeting will be December 13th, 2025, at 2:00 pm at the home of Tony and Lori Penner- 209 Kings Row.

9. Adjourn

- A motion was made to adjourn the meeting at 3:25pm and passed unanimously.

POA Board Activity and Updates since the Board Meeting

- **Boat Ramp/Picnic Area**

Dee Genova asked the community to help with repairs with the chain. A few weeks after the meeting, Tony and Lori Penner repaired the chain.

- **General Liability and D&O Insurance for the POA**

After the meeting, the board reviewed the attendees' comments regarding the quotes for General Liability insurance and D&O insurance for the officers.

We feel that we can acquire the General Liability insurance policy for slightly less than the discussed \$750.00 by removing an auto provision in the policy.

As stated during the meeting, the Directors and Officers Liability Insurance policy has a cost of up to \$1250-\$1500 per year. Because the community in attendance at the September 2025 meeting questioned the need for this policy, the Board said it would draft a better explanation as to why legal counsel has recommended it as a POA best practice to purchase this type of policy. The Board has decided to meet with the insurance broker to determine if there are recent marketplace changes that could help reduce the cost. Because of these two tasks, the Board has deferred this item to a future POA meeting.

The General Liability policy was widely supported by the community and can be purchased by the Board at their discretion.

There was some confusion amongst a few community members as to whether or not the approval to purchase the D&O policy requires more than quorum being met at a POA meeting. Given the Board has deferred purchase of this policy for a later date, the ballot for the December 2025 meeting will only reflect the candidates (running unopposed) for the two board positions of Vice President and Treasurer. The election ballot is attached to these minutes.

- **Time and Date of the December POA Meeting**

Due to multiple schedule conflicts, the next POA Meeting was moved to December 13th, 2025, at 2:00 pm at the home of Tony and Lori Penner - 209 Kings Row.