OPEN POA MEETING

THURSDAY, APRIL 17, 4:30

AGENDA:

1. CALL TO ORDER
2. READING OF 4/8 MINUTES
3. **LAWSUIT REPORT- GIVEN BY POA** **ATTORNEY WESTON HARPER.**
4. ASSESSMENT INCREASE VOTE COMING IN SEPTEMBER 2025.
5. MEETING ADJOURNED

SPORTSMAN’S PARADISE PROPERTY OWNER’S ASSOCIATION OPEN MEETING MINUTES

APRIL 17, 2025, 4:30, COMMUNITY BUILDING

Board of Director’s present: Ainsley Tucker-President, Melissa Klingman-Secretary, Pam Bailey- Treasurer, Vicki Frizzell-M-A-L. Guest speaker at the meeting was Weston Harper from Harper Law Firm who represents the POA on legal matters.

Meeting was called to order by President Tucker at 4:34. Reading of the April 8, 2025, open meeting minutes by Secretary Klingman. Pam Bailey made a motion to accept the minutes, second by Ainsley Tucker. Motion carried. Lawsuit report was given by Weston Harper of Harper Law Firm, who is the POA attorney. He explained that the Plaintiffs, being Raul and Tracy DeLaGarza and Tony and Kandas Tucker and the Defendant, the POA came to a settlement agreement. The settlement agreement was to negate the Restrictive Covenants accept for the dues and assessments and the easements plus the Plaintiffs $20,000 for attorney fees for their attorney, Glenn Patrick. Gerry and Melissa Klingman are loaning the POA the $20,000 (with 5% interest), as the Plaintiffs wanted one lump sum. There is also the POA attorney, Weston Harper, plus, Flowers-Davis, the attorney for Melissa Klingman. All of these fees with interest are a total of $37,888.52, Three payments to the Klingman’s are as follows: April 2026-$12,600.64. April 2027-$12,600.64. April 2028-$12,687.24. This suit was due to the fact that on the 1976 and 1977 Restrictive Covenants, the developer made a typographical error on the documents and therefore that typographical error made the Restrictive Covenants good for only 35 years. As to the terms of the settlement there will be an Agreed Judgement in the land records, clerks office of Henderson County. The POA is still intact. Annual meeting and election of Board of Director’s will still be held in September. Dues/Assessments will still be collected for the upkeep of the common elements and roads. The Restrictive Covenants have changed with only the dues and assessments and easements left to abide by. Therefore, the 2020 Restrictive Covenants are no longer valid, but, the 2020 Bylaws are still a part of our Governing documents. A question was asked about the permanent resident rule in Section 1, Blocks A and B, Mr. Harper stated that The Neches River Water Authority easement to flood the 355 feet up from the lake and they will have guidelines for property below the 355 foot flood zone. So, for questions about the flood zone and building, please contact the Neches River Water Authority. Another question was “can the Tuckers and DeLaGarza’s file suit again” and the answer was, “what would be their motivation to do so”. Weston also stated that it would make it cleaner if we got rid of some erroneous sections in our ByLaws. Mainly the rain water catching, the solar panels and the flag poles. On another note, he said that if you see a neighbor in need, try to help out in some way. Another question was about getting board insurance but the discussion was that this type of insurance is quite expensive. Cynthia Wynn announced that she was very proud of the board members and their time spent on this matter. A motion was made by Vickie Frizzell to accept the loan of 5% as previously discussed, second by Pam Bailey. Melissa Klingman had to abstain from a vote on this. Three votes in favor so motion carried. President announced that there would be a vote on the increase of dues at the annual meeting in September. Somehow, we got off agenda and talked about roads that need to be fixed and cleaning up the abandoned lots in the neighborhood. Debra Briggs stated that she was concerned about the people out here with “an agenda”. When asked what she meant she just repeated that statement with no further explanation leaving everyone perplexed. President mentioned that we will do fundraising by having bingo in the near future. Meeting adjourned at 4:58

Respectfully Submitted,

Melissa Klingman, Secretary