

TEXAS ACRES PROPERTY OWNERS  
ASSOCIATION INC.  
PO BOX 1054 ONALASKA, TX 77360

ANNUAL MEETING  
March 23, 2024 - 10:00 AM  
On The Lake RV Resort – Clubhouse  
MEETING AGENDA

Consent Items:

1. Call to order
2. Notice that Meeting is being recorded.
3. Roll Call, Verify Quorum (1/10<sup>th</sup> of the members)
4. Approval of 2023 Meeting Minutes

B. Treasurer's Report

- a. 2023 Financial Report
  - i. Income
  - ii. Aged Receivables
  - iii. Cost
  - iv. Assets
  - v. Contingency Planning / Reserves
  - vi. Paypal: [admin@texas-acres.com](mailto:admin@texas-acres.com)

C. Legal Report

- a. Legal
  - i. Cease and Desist Notices Issued
  - ii. Legal Council
- b. Insurance
  - i. General Liability

D. Repairs and Maintenance

- a. Year To Date
  - i. Road Repairs
  - ii. Drainage
  - iii. Parks
  - iv. General
- b. Infrastructure Inspection Report
  - i. Findings

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 (2024 Goals)

a. Forecast

- i. Drainage
- ii. Roads
- iii. Parks A (Boat Ramp)
  1. Improve Childrens playground
  2. Add three state park grills to gazebo's
- iv. Park B (Park)
  1. Setup Reserve Fund for Pavilion
    - a. Club Room
    - b. Potential Multi Sports Court
- v. Park C (Small Park)
  1. Gazebo
  2. Drainage

G. Open Discussion

- Emergency contact information – Karen Stanton
- Medical Equipment – Bob Royall

H. Comments from Nominees for Directors Position

a. Position A & B

- i. Peter Casey
- ii. Walter Lee

- 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. Drainage in the amount of \$15,000.
2. 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.
3. Funding for improvements to playground \$5,000
4. Funding for state grills at gazebo's \$1000
5. Election of Directors for 2-Year Term  
Position A & B Nominees Peter Casey  
Walter Lee

- J. Adjournment

Attachment: Voting Proxy (if unable to attend) please complete form below. All Proxy's must be received prior to 10:00 am on March 23, 2024. Proxy's 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](mailto:admin@texas-acres.com).

# PROXY

For March 23rd, 2024, 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 March 23rd, 2024, 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 \_\_\_\_\_ 2024.

Property Owners Printed Name: \_\_\_\_\_

Section # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Street Address: \_\_\_\_\_