

- h. Change in verbiage on Deed restrictions to be updated no deed restrictions will be changed
- i. Maintenance Dues Increase for inflation.

F. New Business (2025 Goals)

a. Forecast

- i. Drainage
 - 1. Park C
 - 2. North side of Hereford
 - 3. South side East Cattle Dr
- ii. Roads repairs
 - 1. Potholes and Edging
 - 2. Chip n Seal East Cattle
 - 3. Road Base repairs to Hereford, Charolais, Santa Gertrudis
- iii. Parks A (Boat Ramp)
 - 1. Repairs & Maintenance
 - 2. Install BBQ's, picnic tables, and Park Benches
- iv. Park B (Park)
 - 1. Playground equipment
 - 2. Sports Court
- v. Park C (Small Park)
 - 1. Drainage
 - 2. Tree Clearing
 - 3. Gazebo
- vi. Publish Permit register on the website

G. Open Discussion

- Form a committee for holiday decorations & landscaping – Rhonda Mize

Rhonda brought up organizing a committee for decorations and landscaping and in general it was discussed that anyone can organize a group for these.

- Buring of Leaves – Chester Ables

Asking if people could be considerate when burning leaves and to think of your neighbors.

- Fire Hydrants – Paul LeBlanc

Asked if the board could look into setting money aside for more fire hydrants

H. Comments from Nominees for Directors Position

a. Position C

- i. Robert (Bob) Royall

The board went through and discussed the financials and that liens will be taking place and that the board can air tag money for future projects.

A general discussion on trash pick up and see if we can find out what kind of discount if any the trash pickup company can give if we limit our subdivision to one trash pickup company.

General discussion on increase with inflation that we need increase with the maintenance dues, there is no difference between contractors and properties owners as contractors are property owners and we need to treat all members the same.

2025-2625-896

DOC#
08957

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

2025-2625-895

ANNUAL MEETING
March 22, 2025 - 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 (1/10th of the members)
4. Approval of Minutes from 2024 AGM

It was stated that this meeting was being held in 2025 but to discuss 2024 so the minutes that were to be approved were for 2023. Minutes approved for 2023.

B. Treasurer's Report

- a. 2024 Financial Report
 - i. Income
 - ii. Aged Receivables
 - iii. Cost
 - iv. Assets
 - v. Contingency Planning / Reserves
 - vi. Paypal: 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
 - ii. Additional Street Lights on Cattle Drive Loop

E. Director Discussion Items:

- a. Permits
 - i. Issued
- b. Statements and Due Dates
- c. Electronic Communication
 - i. Website Review
 - ii. Email, Phone Policy
 - iii. Facebook Introduce Poa and "According to POA Blog"
- d. Discuss Maintenance vs Capital
- e. Road Maintenance update
- f. Storm Water plan update
- g. Design requirements for driveways and drainage in POA Easements.

I. Vote Items:

(one vote per property owner).

----- Only Items listed in the agenda can be voted on. -----

General / Maintenance

1. Drainage in the amount of \$15,000
 - Culverts in Park C
 - Swale on North side of Hereford
 - Clearing Open Drains on East Cattle
2. Road Maintenance when needed and fund available
 - Potholes Repair and Edging Maintenance
 - Chip and Seal North Cattle
3. Increase POA Maintenance dues up to \$200.00
4. Publish Permit Register on the Website

Capital Expenditure

5. Multi Sports Court 30'x60' 1800 sq/ft Estimated at \$20,000
 - Pickle Ball, Half Court Basketball
 - Option to Cover in the future

Elections

6. Election of Directors for 2-Year Term

Position C Nominee	Robert (Bob) Royall
--------------------	---------------------

J. Adjournment

Attachment: Voting Ballot (if unable to attend) please complete form below. All Ballot's must be received prior to 10:00 am on March 22, 2025 Ballot'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.

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

2025-2625-898

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- i. Robert (Bob) Royall

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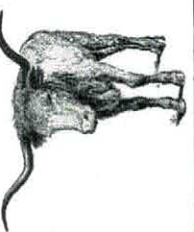
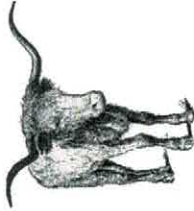
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Texas Acres Property Owners Association Financial Report - 2024 YTD

Month End	Jan	Feb	Mar	April	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Year To Date
Cash in Bank Jan 1st	\$ 55,981.15												\$ 55,981.15
Moved to savings													
Revenue													
Revenue - Dues	\$ 16,794.00	\$ 14,183.00	\$ 4,960.50	\$ 6,172.00	\$ 2,546.11	\$ 2,802.35	\$ 3,003.66		\$ 1,441.06	\$ 1,319.63	\$ 390.00	\$ 312.00	\$ 53,924.31
Revenue - Other	\$ 16.80	\$ 16.55	\$ 20.15	\$ 24.26	\$ 24.05	\$ 21.91	\$ 26.38	\$ 23.51	\$ 22.46	\$ 22.33	\$ 17.06	\$ 18.66	\$ 254.22
Revenue- Total	\$ 16,810.80	\$ 14,199.55	\$ 4,980.65	\$ 6,196.26	\$ 2,570.16	\$ 2,824.26	\$ 3,030.04	\$ 23.51	\$ 1,463.52	\$ 1,341.96	\$ 407.06	\$ 330.66	\$ 54,178.53
Expense - Budgeted (33K)													
Road Maintenance (15K)	\$ 15,060.00							\$ 6,373.95		\$ 3,115.00	\$ 10,126.05		\$ 34,675.00
Drainage (7.5K)													\$ -
Fencing (7.5K)													\$ -
Repair/Maintenance	\$ 200.00	\$ 200.00		\$ 1,175.00									\$ 1,575.00
Expense - Budgeted (33K)	\$ 15,260.00	\$ 200.00	\$ -	\$ 1,175.00	\$ -	\$ -	\$ -	\$ 6,373.95		\$ 3,115.00	\$ 10,126.05		\$ 36,250.00
Expenses - Overhead (20K)													
Maintenance					\$ 940.00		\$ 1,240.00		\$ 1,070.00		\$ 1,160.00		\$ 4,410.00
Electric	\$ 304.52	\$ 304.52	\$ 304.63	\$ 303.38	\$ 303.49	\$ 303.15	\$ 303.15	\$ 303.04	\$ 303.27	\$ 302.84		\$ 303.17	\$ 3,339.16
Water	\$ 40.20	\$ 40.20	\$ 40.20	\$ 40.20	\$ 44.22	\$ 42.21	\$ 45.96	\$ 45.96	\$ 45.96	\$ 45.96	\$ 45.96	\$ 45.96	\$ 522.99
Phone	\$ 33.77	\$ 33.77	\$ 33.77	\$ 38.72	\$ 33.72	\$ 33.72	\$ 33.77	\$ 33.77	\$ 33.77	\$ 34.26	\$ 34.26	\$ 34.26	\$ 411.56
Website									\$ 102.21	\$ 217.34			\$ 319.55
Accounting Program				\$ 75.00						\$ 150.00	\$ 676.56		\$ 901.56
Office Supplies						\$ 165.60					\$ 302.84	\$ 29.88	\$ 498.32
Insurance							\$ 2,230.00						\$ 2,230.00
Taxes and Fees							\$ 229.90						\$ 229.90
Refunds			\$ 65.00	\$ 124.30									
Expenses - Overhead	\$ 378.49	\$ 378.49	\$ 443.60	\$ 581.60	\$ 1,321.43	\$ 544.68	\$ 4,082.78	\$ 382.77	\$ 1,555.21	\$ 750.40	\$ 2,219.62	\$ 413.27	\$ 12,633.14
Expenses - Total	\$ 15,638.49	\$ 578.49	\$ 443.60	\$ 1,756.60	\$ 1,321.43	\$ 544.68	\$ 4,082.78	\$ 6,756.72	\$ 1,555.21	\$ 3,865.40	\$ 12,345.67	\$ 413.27	\$ 49,302.34
Cash In Bank	\$ 57,153.46	\$ 70,774.62	\$ 75,311.67	\$ 79,751.33	\$ 81,000.06	\$ 83,279.64	\$ 82,226.90	\$ 75,493.69	\$ 75,402.00	\$ 72,878.56	\$ 60,939.95	\$ 60,857.34	
Savings	\$ 31,077.30	\$ 31,077.30	\$ 31,077.30	\$ 31,077.30	\$ 31,077.30	\$ 31,077.30	\$ 31,077.30						
Reserve Fund	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
	\$ 51,077.30	\$ 51,077.30	\$ 51,077.30	\$ 51,077.30	\$ 51,077.30	\$ 51,077.30	\$ 51,077.30	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	

2025-2625-901

Texas Acres Property Owners Association – AGM Voting Results

Item I1 – Authorization to spend funds on drainage in the amount of \$15,000.00

For	93%	Against	7%
-----	-----	---------	----

Item I2 – Maintenance on roads as budget and development allows.

For	99%	Against	1%
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Item I3 – Increase POA Dues up to \$200.00

For	34%	Against	66%
-----	-----	---------	-----

Item I4 – Publish Permit Register on Website

For	72%	Against	28%
-----	-----	---------	-----

Item I5 – Multi Sports Court 30' x 60' \$20,000.00

For	32%	Against	68%
-----	-----	---------	-----

Item I6 Election of Robert (Bob) Royall

For	80%
-----	-----

PROXY

For March 22rd 2025, 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 March 22nd, 2025, 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 March 23rd, 2025. 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 22rd, 2025, 10:00 am. Original Proxy may be hand delivered to any Board Director or emailed to admin@texas-acres.com.

In witness, I _____ have executed this proxy the
Property Owners Signature

_____ day of _____ 2025.

Property Owners Printed Name: _____

Section # _____ Block # _____ Lot # _____

Street Address: _____

**March 22 , 2025 Ballot
ONE VOTE PER MEMBER**

2025-2625-904

Item I1 -Funding for improvements to Drainage of \$15,000.00

_____ For _____ Against

Item I2 – Maintenance on roads as budget and development allows

_____ For _____ Against

Item I3 – Approval to increase POA maintenance dues up to \$200.00

_____ For _____ Against

Item I4 – Publish Permit Register on the website

_____ For _____ Against

Item I5 – Multi sports court 30'x60' \$20,000

_____ For _____ Against

Item I6 - Election of Directors:

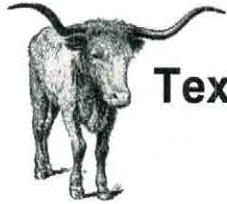
Position C - Fulfill 2 year term

Robert (Bob) Royall _____ Yes

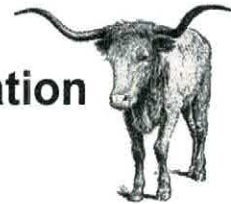
Voters Signature: _____

Voters Printed Name: _____

Only signed ballots will be considered



Texas Acres Property Owners Association



Annual General Meeting

3/22/2025

Time: 10.15AM

**Location: On the Lake RV Resort
15152 US Hwy 90 West
Onalaska, TX 77360**

If you would like to add any item to the agenda, please let us know by 02/22/2025 via email at admin@texas-acres.com.

Position C is up for election, please let us know if anyone would like to run for the board so we can add the name to the ballot list, also for your information Bob Royall will be rerunning for re-election.

2025-2625-906

State Of Texas
County of Polk

This instrument was acknowledged before me on 06/20/2025 by Walter Lee as President of Texas Acres Property Owners Association.

Walter Lee
President



Personalized Seal



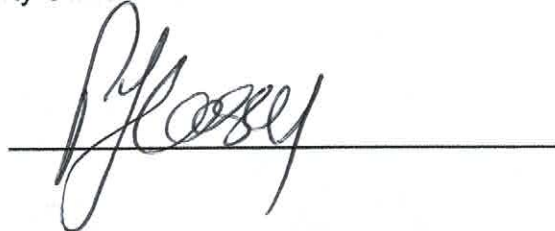
Notary Public's Signature



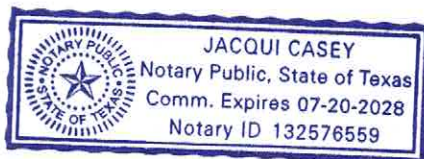
State Of Texas
County of Polk

This instrument was acknowledged before me on 06/20/2025 by Peter Casey as Vice President of Texas Acres Property Owners Association

Peter Casey
Vice President



Personalized Seal



Notary Public's Signature



FILED FOR RECORD
2025-10-10 02:06

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

LG Oct 10, 2025