

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

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

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.
- 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
- Buring of Leaves – Chester Ables
- Fire Hydrants – Paul LeBlanc

H. Comments from Nominees for Directors Position

a. Position C

- i. Robert (Bob) Royall

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.

