

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

ANNUAL GENERAL MEETING  
March 14<sup>th</sup>, 2026 – 10:00 AM  
Onalaska Volunteer Fire Department

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 Minutes from 2025 AGM

**B. Treasurer's Report**

- a. 2025 Financial Report
  - i. Income
  - ii. Aged Receivables
  - iii. Cost
  - iv. Assets
  - v. Contingency Planning / Reserves
  - vi. Taxes

**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
  - iii. Additional Mailboxes required
  - iv. Jetty's at Boat ramp needs to be replaced

**E. Director Discussion Items:**

- a. Permits
- b. Design requirements for driveways and drainage in POA Easements.
- c. Consolidation of Deed restrictions (Last 5 years) to be updated.
- d. Maintenance Dues Increase for inflation.
- e. Property Foreclosures

**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. Road Base repairs to Hereford, Charolais, Santa Gertrudis
  - iii. Parks A (Boat Ramp)
    - 1. Rebuild Left and Right Jetty's
    - 2. Install BBQ's, picnic tables, and Park Benches
  - iv. Park B (Park)
    - 1. New Playground equipment
  - v. Park C (Small Park)
    - 1. Drainage
    - 2. Tree Clearing
    - 3. Gazebo

**G. Open Discussion**

- i. Gate for boat ramp – Karen Templeton

**H. Comments from Nominees for Directors Position**

- a. Position A
  - i. Walter Lee
- b. Position B
  - i. Peter Casey

I. **Vote Items:**

(one vote per property owner).

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

**General / Maintenance**

1. Maintenance of existing Infrastructure as needed.
2. Proceed to foreclosure on overdue Properties Per Texas Property Code 209
3. Increase POA Maintenance dues to \$150.00 per year with 3% annual increase applied every 5 years.
4. Funding for an extension of the mailbox area. – \$5,000.00

**Capital Expenditure**

5. Drainage for Park C - \$5,000.00
6. Gate across the boat ramp - TBD

**Elections**

7. Election of Directors for 2-Year Term – no vote necessary as no other nominees.  
Position A Nominee      Walter Lee  
Position B Nominee      Peter Casey

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 14, 2026.