DOC# 00948 TEXAS ACRES PROPERTY OWNERS ACCOCIATION INC.

2023-2463-235

PO BOX 1054 ONALASKA, TX 77360

ANNUAL MEETING November 5, 2022
10:00 AM Onalaska Volunteer Fire Department
AGENDA

A. Consent Items:
   1. Call to order
   2. Notice that Meeting is being recorded.
   3. Roll Call, Proxy Roll Call, Verify Quorum (1/10th of the members) 46 members – explained one vote per owner no matter how many lots are owned.
   4. Approval of 2021 Meeting Minutes - moved and second.

Welcome to our new members.

Informed members of placing items in the parking lot when brought up from the floor where they will be discussed at the end of the Board Discussion.

B. Treasurer's Report – Presented by Peter Casey
   1. 2021 End of Year Report – Brought in more that projected income, thanks to liens and changing hands of property owners.
   2. 2022 Financial Report YTD (Year to Date)
      a. Income
      b. Aged Receivables
      c. Cost YTD (Year to Date)
      d. Assets
      e. Contingency Planning / Reserves
      f. Application for Tax exemption certificate.

It was also noted that the Board currently must project funding through the financials twice each year; once for the end of the previous year and then again for the current year.

It was also explained that December 31st is an important date for the Board to have a more accurate picture of funds that are available and to project funding for the ensuing year.

The membership was also informed of the establishment of a reserve fund so the members can see funds that are being saving.

The Association's Tax Return was explained and how we are not a non-profit charitable organization but yet a non-profit HOA which is different. The IRS 90% expenditure test was explained along with the 60% income test.

The Liens process was explained. If a property owner amasses $520 in past due dues and fees, then the Association will file a lien on the property(s). This process is administered fairly across the board for all members. No liens were file in 2022.

Under maintenance expenses, it was explained that the Association has some work still in progress (WIP) as we are waiting for a check to clear for work the performed by CCC Blacktopping.

It was also explained what the operating capital is used for such as utilities and expenses that keep the POA running.

Again, the use of parking lot items was explained. If any member had a question, they were encouraged to

ask it and if the Board could answer the question quickly, they would do so. Otherwise the question would be placed in the parking lot for further discussion near the end of the meeting.

A details explanation of the lien procedure was provided, and it was noted that the same procedure was being followed from what the previous board had done.

Once again, the date of December 31st was discussed as a more accurate snapshot of the true fiduciary of the Association's account. The Board explained they had gone back multiple years using a December 31st end of year date to understand the true spending history of the Association and to work towards building a Reserve Fund. As expected, the year 2020 caused a drop in available reserve funds as that was the year of the tornado in which a lot was spent for maintenance on the roads.

To provide a clearer financial picture the Board has directed the Treasurer to develop a true separation of funds that have been voted on by the membership for specific projects. Those funds will be separated out on the accounts (see 2023 Budget sheet rev1 for example attached). The current plan is to move unspent funds into a reserve fund. Additionally, at the end of this year the Board expects to move $5,000 into the reserve fund.

An explanation of the Association's assets was provided. Those include iron fencing, projector screen, property (lot), drainage pipe, boat ramp, parks, tree trimmer, and a catch basin. There were no assets liquidated or disposed of in 2022.

Contingency planning – A reminder that the Association's financials are on our website. There monthly updates can be found. If you have questions regarding an expense, you can reach out to Jacqui and she will open the books up to you.

C. Legal Report
    1. Legal
        a. Cease and Desist Notices Issued
        b. Legal Council
    2. Insurance
        a. General Liability
D. Repairs and Maintenance
    1. Year To Date
        a. Road Repairs
        b. Boat Ramp repair
        c. Drainage
        d. Parks
        e. General
            i. Mailboxes
            ii. Tree removal
            iii. Gazebo replacement
    2. Infrastructure Inspection Report
        a. Explanation and Findings

The Board issued one cease and desist letter this year, updated our management certificate, released 3 liens, and certain other items we have to release to realtors when people sell and the property transfer goes through a title company. There are 4 payment plans that have been paid off and no legal action was taken. All Insurance is paid up. The Association does not have coverage for property such as the gazebos. Those are not covered.

This past year, the Association installed a new mailbox unit, new planks on at the boat dock, surveyed the damage to the boat dock, removed concrete and backfilled, post holes were filled in at the park, executed the first phase of the drainage plan on West Cattle, cleared out drains, trimming shrubs, and did some tree removal. Road repairs included asphalt along the entrance, repaired West Cattle, and fixed potholes on Brahman. The Gazebos were replaced at Park A. The Board developed an infrastructure inspection sheet

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to forecast and get ahead on maintenance issues. During the first inspection, it was discovered that the stop sign on East Cattle is on the wrong side of road and facing the wrong direction. The fishing pier ladder needs to be replaced. It will have a 6x6 placed across top to block its use. There are culverts installed at wrong height. Drainage issues on Hanson Road – The Board will touch base with County Commissioner to address this issue and get it sorted out. Other items found, road edge erosion and overgrown vegetation on easements, and structures built in the easement. Where the power poles are placed is where your property line is located. Thanks to all supporting members in helping with the maintenance and repairs that were performed this year.

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E. Director Discussion Items:
   1. Permits
      a. A place to view permits that have been issued and see those that are outstanding
      b. Online Reference to approved permits (Address, Description)
   2. Statements and Due Dates
   3. Electronic Communication
      a. Website Review
      b. Email, Phone Policy
   4. Road Maintenance update
   5. Storm Water protection plan update
   6. Design requirements for driveways and drainage in POA Easement
   7. Annual General meeting move to Jan-Feb, add Aug -Sep mid-year update.
   8. Commercial Properties on FM356 (potential neighbors)
   9. Funding to support Neighborhood Festivities and Events. Ideas for Neighborhood Events
      a. January — Chili When It's Chilly Chili cook-off
      b. April — Texas Acres Easter Egg Hunt and Easter Bonnet Contest
      c. May — Texas Acres Memorial Day and summer Kick-off BBQ
      d. July — Patriotic Parade and yard Decorating contest
      e. September — End of Summer BBQ Cook-Off
      f. October — Children's Halloween Hayride and Fun Festival
      g. December — Christmas Parade and Christmas Decoration Contest
      h. Purchase of American Flags
      i. Drive in Movie by the Lake
      j. Spring Break Fishing Catfish Tournament
      k. Neighborhood Garage Sale
      l. Crawfish Boil (Purchase a Plate)

The Association issued 20 permits this past year. As previously mentioned, the Board would like to propose that the website have a place to post permits that have been issued. Information would include the address and what is being done but no private information will be listed.

The Board also reported that there are several yards that are not being looked after. Our deeds restrictions say that developed lots must be looked after so when the property owner starts building that is when we apply that restriction.

The Board reminded everybody that you Association dues are due every Jan 1st. Dues become past due on March 1st. Once dues become past due, the property owner will receive monthly statements to remind them to pay their dues. Statements will cease after the dues have been paid. Association dues are still $130

per year per lot.

The Board also reminded the members that the Association no longer must mail out written communications. The Board respectfully request that all members keep the Association updated on changes of contact information especially when they sell property.

For informational purposes the Board request that the members check the Association website periodically. The Association also has a face book page. To avoid having any one person linked to that Facebook page the Board was able to establish "Poa Acres". Please be reminded that the Board will not react to social media posts so please send questions and information requests to the Association's email address if you want a response.

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The Board reported that the Association does have a telephone number. However, that phone is not always staffed so please leave a message if you call. The best way to contact us is via email.

Peter Casey reported that all accounts have now been reconciled and the Board is changing the way the budget is being set out to make things more transparent to all. As such, the Board is rebuilding the financial report so everybody can see where the finances go eg. drainage, road, power, etc.

The Board is still working on our funds utilization plan for 2022. They are not finished for the year, so we are still working on things. Drainage phase one has been completed. The summer of 2022 was hot, so it was too hot for many of our volunteers.

Culvert Placement – drainage problems have been created by previous developers placing culverts at the wrong elevation. The Board tries to communicate with new contractors/builders about placing culverts correctly for better drainage purposes. Though our deed restrictions state that the POA can remove culverts that are installed in the wrong place at the owner's expense, we would prefer to get ahead of the potential problem by setting some standards which would be fairer to all.

There was discussion about moving the annual general meeting to January-February timeframe to provide more accurate projections on the financials. Members suggested from the floor to potentially hold a meeting in March and then another in October to discuss matters for the subdivision. History has shown that funds come in during March and April and that most expenditures are postponed until the 3rd quarter to ensure that funds are still available throughout the year in case of an emergency.

Texas Acres has some new neighbors on FM 356. Earlier this year the Board, at the request of our members, had to notify the coffee shop near our entrance that Texas Acres Dr. is private property, and that they are not allowed to use it for commercial purposes. The POA did allow access to their shed behind the coffee shop. There is also a new Dollar General Store coming to FM 356 just northwest of Texas Acres Dr. From all indications that company looks like they treat their neighbors well. The vacant lot with the realtors sign on it does not look like it sold. There was a suggestion from the floor that the Subdivision consider purchasing that property but the amount they are asking is approximately $38K.

There was a general discussion about activities and events. Originally the Board thought it was a good idea when it was brought up but after researching our bylaws it may not be possible. Our Bylaws state that it is a maintenance fund and there are no provisions to use the funds for other purposes. The Board recommended not passing that item and maybe we could use committees to run those events and have donations for those activities.

F. New Business (2023 Goals)
    1. Drainage
    2. Roads
    3. Parks A (Boat Ramp)
        a. Children's Splash Pad
    4. Park B (Park)
        b. Setup Reserve Fund for construction of a Pavilion with a potential Multi-Sports Court

5. Park C (Small Park)
    c. Removal for submerged Rocks and Pilings
    d. Construct a Gazebo
    e. Improve Drainage
6. Fence – Along N. Cattle (Park C)

Drainage Plan: The plan is to move to Phase 2 in 2023 but have a discussion with the new home builders regarding culverts and drainage. Also, clear easements to help with drainage, continue road repairs before end of year, repair potholes, and put down gravel.

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Park A: Construct a splash by putting in an irrigation pump to spray water back into the lake and not onto the park. Plans are to locate it on north side of fishing pier and add concrete for the gazebo as a volunteer day at a cost of approximately $1,800.00. The Board proposes adding state-park style BBQ grills in the park. The Board will contact the gas company first. The projected cost is $150 per BBQ but we would have to keep an eye on the trash that may generated.

Park B Pavilion Reserve Fund: The Board is committed to work towards the 28x24 pavilion cover mentioned in 2020 minutes. The Board recommends that the POA consider making it a multi- sports court; ½ court basketball or pickleball. There was a discussion about cost and the proposed location at Park B. The plan is to not affect the current parking for the boat ramp and that pavilion doesn't cover the gas line.

Park C: Plans are to remove the rocks from the water placed there by our subdivision. It was agreed that the subdivision did put them in there as a wave break because there was no bulkhead at the time. Cecil Dent offered to help remove the rocks with his equipment. A privacy fence needs to be constructed along N. Cattle Drive to stop people from entering our subdivision who do not need to be here. The Board recommended that we sell the previously donated steel fencing and use that money to build a 3-rail fence like the one at the entrance of the subdivision.

G. Open Discussion Items:
    1. Requiring a deposit of $2,500 from developer for using our facilities.
    2. Bulkhead at Boat Ramp Park maintenance and enhancements
    3. Minimum Living space Sq footage increase to 1400sq/ft.
    4. W. Cattle Drive Potholes. Widen road in the 400 block of W. Cattle Drive.
    5. Restrict the Parking of Commercial Vehicles and trailers overnight (in Subdivision, unless actively working on POA Members Properties.
    6. Changing our Bylaws to include the use of mail in ballots & Absentee Voting instead of Proxy Votes.

Discussion on requiring a deposit of $2,500 from developer when coming in to build new homes as they are damaging the roads. It was mentioned that this may be difficult in receiving the deposit as we would have to declare it as income which changes our tax filing.

Bulkhead boat ramp - most has been repaired but will be monitored as part of the annual inspection.

Living space increase - we do not want cookie cutter houses coming into the subdivision. The board did state that there would be legal implications if this item passed and that the Board would have to seek legal advice.

W. Cattle Drive – the Board stated they have not finished with the road maintenance for the year, and it is still in the road plan but that it just takes time to get it addressed.

To restrict parking of commercial vehicles from parking overnight in the subdivision - The Board stated that this would be for companies that have left there trailers here and aren't using them but using their lot for storage. This change would not be for commercial vehicles that are being used.

Changing the Bylaws to allow mail in and absentee ballots in place of proxy votes - The Board mentioned that proxies cannot be used for a quorum but mail in and absentee ballots can. Email ballots would be

treated the same as other ballots, but the Board will cross check this before they proceed. The Board will seek legal advice on this if it is voted in.

H. Comments from Nominees for Directors Position
    1. Position B
        a. Cecil Dent
        b. Peter Casey

I. Members were requested to cast their ballots.

J. The meeting was adjourned

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PROXY

For November 5th , 2022 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 November 5th, 2022 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 November 6th, 2022. 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 November 5th, 2022 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 _____ 2022.

Property Owners Printed Name: _____

Section #_____ Block #_____ Lot #_____

Street Address: _____

Received by: _____ Date: _____

Budget – Actual Forecast

Texas Acres POA - Financials-2022

Estimated

Planned Revenue													
Income	Jan	Feb	Mar	April	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Year
Income Actual	$ 26,290.13	$ 9,201.09	$ 10,661.92	$ 1,197.42	$ 2,855.25	$ 3,226.86	$ 1,467.49	$ 3,248.60	$ 833.43			$ -	$ 58,982.19
Subtotal													
Beginning balance 2021	$ 35,836.99												
Planned Expenses													
Overhead Costs-Budget	**$ 1,401.00**	**$ 1,401.00**	**$ 1,401.00**	**$ 1,401.00**	**$ 1,401.00**	**$ 1,401.00**	**$ 1,401.00**	**$ 1,401.00**	**$ 5,102.25**	**$ 8,274.75**	**$ 1,401.00**	**$ 1,401.00**	**$ 27,387.00**
Actual Costs													
Electric	$ 304.83	$ 304.96	$ 304.66	$ 304.32	$ 304.32	$ 304.29	$ 304.29	$ 304.17	$ 304.29				$ 2,740.13
Water	$ 35.21	$ 35.18	$ 35.18	$ 39.20	$ 39.20	$ 39.20	$ 39.20	$ 39.22	$ 39.20				$ 340.79
Office Supplies		$ 116.00				$ 194.00			$ 38.81				$ 348.81
Mowing	$ 620.00	$ 275.00			$ 925.00	$ 1,085.00	$ 1,140.00	$ 855.00	$ 965.00				$ 5,865.00
Road Maintenance	$ 15,635.60								$ 7,407.75				$ 23,043.35
Maintenance		$ 48.67	$ 460.80				$ 174.90		$ 2,641.35				$ 3,325.72
Phone	$ 29.30	$ 29.28	$ 29.28	$ 29.24	$ 29.24	$ 30.16	$ 30.41	$ 34.65	$ 34.65				$ 276.21
Insurance		$ 765.40					$ 810.40						$ 1,575.80
Lega/County Clerk		$ 3,382.00				$ 75.00		$ 33.00					$ 3,490.00
Accounting Program	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00				$ 225.00
Actual cost	$ 16,649.94	$ 4,981.49	$ 854.92	$ 397.76	$ 1,322.76	$ 1,752.65	$ 2,524.20	$ 1,291.04	$ 11,456.05			$ -	$ 41,230.81
Website hosting-budget									$ 76.62				$ 76.62
Cash In Bank	$ 45,477.18	$ 49,696.78	$ 59,503.78	$ 60,303.44	$ 61,835.93	$ 63,310.14	$ 62,253.43	$ 64,210.99	$ 53,511.75	$ -	$ -	$ -	

RECORDER'S MEMORANDUM
All or Parts of the Text on This Page
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November 5th , 2022 Ballot Outcome

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

100% For 0% Against

Item I2 – Authorization to spend funds on drainage in the amount of $7,500.00

100% For 0% Against

Item I3 – Authorization for Fencing $7,500.00

85% For 15% Against

Item I4 – Authorization to improve Deed Restrictions for driveways and drainage

96% For 4% Against

Item I5 – Authorization for festivities funds in the amount of $3,000.00

12% For 88% Against

Item I6 – Change deed restriction for residents to increase from 1000sq ft up to 1400 sq ft

45% For 55% Against

Item I7 – Change by laws to allow mail in and absentee voting.

57% For 43% Against

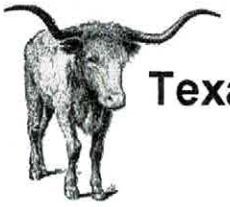
Item I8 – Change deed restrictions to prevent overnight parking of commercial vehicles

79% For 21% Against

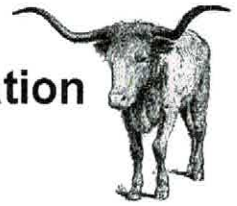
Item I9 – Election of Directors:

Candidate: Peter Casey 68% Yes

Candidate: Cecil Dent 32% Yes



Texas Acres Property Owners Association



Annual General Meeting

11/05/2022

10.00AM

Onalaska Volunteer Fire Department

181 Old Groveton Road

Onalaska, TX

If you would like to add any item to the agenda, please let us know by 10/01/2022 via email at admin@texas-acres.com.

Position A and Position B are up for election, please let us know if anyone would like to run for the board, also both Walter Lee and Peter Casey will be running for re-election.

Texas Acres Property Owners Association

Annual General Meeting

11/05/2022

10:00AM

Onalaska Volunteer Fire Department

187 Old Groveton Road

Onalaska, TX

If you would like to add any item to the agenda, please let us know by 10/01/2022 via email at admin@texas-acres.com

Position A and Position B are up for election, please let us know if anyone would like to run for the board, also both Walter Lee and Peter Cassy will be running for re-election.

State Of Texas
County of Polk

This instrument was acknowledged before me on 01/02/2023 by Walter Lee as President of Texas Acres Property Owners Association.

Walter Lee
President

Personalized Seal

JACQUI CASEY
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 132576559

Notary Public's Signature

State Of Texas
County of Polk

This instrument was acknowledged before me on 01/02/2023 by Peter Casey as Vice President of Texas Acres Property Owners Association

Peter Casey
Vice President

Personalized Seal

JACQUI CASEY
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 132576559

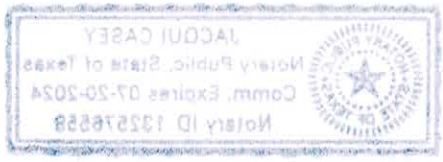
Notary Public's Signature

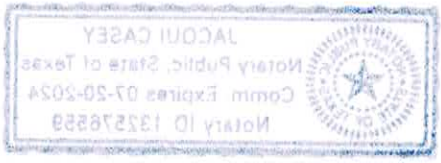
FILED FOR RECORD
Jan 26 2023 03:46:54
SCHELANA HOCK
POLK COUNTY CLERK

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

COUNTY CLERK
POLK COUNTY, TEXAS

Jan 26, 2023


JACQUI CASEY
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 132756559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