



Forest Hills Property Owners Association

Annual POA Meeting Minutes

Saturday, October 18th, at 10:00 AM

Location: Onalaska Chamber of Commerce 372 FM 356, Room #372,
Onalaska, TX 77360

Board Directors Tim Spangler, Frinee' Schneider, Gene Faron and Paul Tremblay lead the meeting.

22 families or households were represented at the meeting.

The Board made a slide presentation following the agenda below.

Welcome

- Please sign in
- Pledge of Allegiance
- Welcome all residents
 - New and Long Time
- Current Board Members
 - Tim Spangler – Director
 - Paul Tremblay – Director
 - Frinee' Schneider – Treasurer/Director
 - Gene Faron – Secretary/Director



Agenda

- Welcome all Members
- Reading and Approval of the 2024 Annual Meeting Minutes
- Financial Report
- POA Maintenance Fees
- Road Improvements
- POA signs
- Mowing and Upkeep
- Deed Restrictions
- POA Owned Lots
- Polk County Animal Control Ordinance
- Recognition of Volunteers Supporting our Community
- Call for Additional Board Members
- New Business
- Open Floor for Questions (3 minutes per member)

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Gene Faron read the 2024 Minutes. A motion was made from the floor and the minutes were approved as read.

Frinee' Schneider provided the 2025 financial report. Frinee' reviewed the Profit and Loss Statement, Savings & Investments, Cost reductions, 3rd Party Audit of the Books, and the 2026 Projected Budget.

Year over year net income and asset value increased by \$27,737.80. Overall expenses decreased by \$16,915.65. The decrease is mainly due to lower legal fees, maintenance costs, printing and mailings, and the completion of the boat launch pier project in 2024. Mowing costs were \$3000 less, which can be entirely attributed to volunteers taking care of the park, roadsides, and areas around POA signs. We anticipate budget increases in 2026 for legal, audit, and collection fees. Mowing and trash pick-up costs will also increase.

Approximately 1/2 of the savings account balance was transferred to a higher earnings CD account. The Board agreed to change the financial fiscal year to coincide with the calendar year. A 3rd party audit will be conducted in early 2026.

The financial statements are available to members in good standing by written requests. These documents will not be posted on our website.

Frinee' reviewed the status of past due maintenance fees as shown in the slide below. 45% of members are 90 days past due. Outstanding balances will go to collections on November 1st, 2025. Additional liens will be filed.

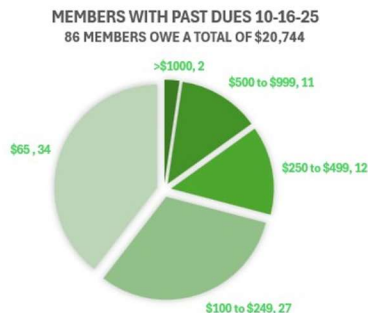
The POA is trying to move away from paper mailings as much as possible to reduce costs and the amount of work. Members are required to provide an email address to the POA per the Texas 209 statute.

POA Maintenance Fees

- 2026 Expected Revenue \$29,223
- 85 past due accounts owe \$20,744
- 85 of 190 members (45 %) are past due
- Outstanding balances go to collections Nov 1

- Collections - 38 submitted, 8 paid
- Liens - 6 filed before 2025, more are pending

- Trying to move away from paper mailings
- Please provide your email addresses (Texas 209 statute)



Member Balance Summary			
10/16/2025			
Past Due \$	Count	% of Past Due	\$
>\$1000	2	2%	\$ 3,170.00
\$500 to \$999	11	13%	\$ 7,121.00
\$250 to \$499	12	14%	\$ 4,066.50
\$100 to \$249	27	31%	\$ 4,272.50
\$65	34	40%	\$ 2,114.50
Total Past Due	86		\$20,744.50

Debbie Faron, of the Board appointed Research and Resource Subcommittee, reported on the status of the POA State and Federal Compliance, which is summarized in the slide below.

POA State and Federal Compliance

Research and Resource Subcommittee – Debbie Faron

- COM – Certificate of Management Updated
- TREC – Texas Real Estate Commission website updated
- Form 401 – filed with Texas Secretary of State
- Form 1023 to apply for non-profit status 501C3
- EIN – submitting for Federal IRS requirement
- QuickBooks compliant
- Based on guidance from attorney and CPA

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Tim Spangler reported on Road Improvements as noted in the 3 slides below. Tim has been working with Precinct 2 County Commissioner Mark Dubois. Some progress has been made with culverts, roads, and road signs. We will submit our detailed road evaluations and maps to Mr. Dubois to develop a plan and determine cost estimates. Final approval of road improvements will be submitted for a membership vote at a special meeting.

Road Improvements

- We all share and acknowledge our frustrations with the roads
 - Our POA is not alone. We attended a joint POA meeting about roads
- The majority of our roads are designated as county maintained
- Current activities with Polk County Precinct 2 & Mark Dubois
- Overall FH POA road evaluations to be provided to the county
- Evaluation Criteria:
 - Safety, Condition, Traffic, Construction, Square Feet
 - Mapped, Marked and Photographed 94,340 sq ft (0.92 miles, 2.2 acres)
- Cost estimates

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FH POA Road Evaluations



Forest Hills Sections 2, 3, 4 & Lake Forest POA Road Evaluation Summary Sorted by Ratings										
Date: 8-11-25				Measurements by Tim Spangler, Gene Faron						
				Rating Scale 1 to 5 1=good, 3=average, 5=worst						
Section	Road Location	Map ID	Length ft	Width ft	Total sq ft	sq ft side	Safety	Condition	Traffic	Construction
3	Pine Ridge 586	14	95	20	1900	1900	5	4	5	0
3	Lazy Hollow	31	55	20	1100	1100	5	5	4	0
3	Echo Hills & Pine Ridge	30	42	20	840	840	5	4	4	0
3	Caney Creek & Lazy Hollow - County Culvert	2	70	20	2360	1400	5	2	5	0
3	Caney Creek South of Echo Hills	5	57	20	1140	1140	4	3	5	0
3	Sugar Forest - County Culvert	12	470	20	9400	9400	5	5	2	0
3	Caney Creek & Echo Hills - County Culvert	4	68	20	1360	1360	3	3	5	0
2	Glenview	36	115	20	2300	2300	4	4	3	0
4	Loop Drive North lower "S" curve	25	110	20	2200	2200	4	4	2	0
2	Burris and FH Loop Entrance	33	100	20	2000	2000	4	3	3	0
3	Pinewood corner	16	210	20	4200	4200	4	3	2	0



- Evaluated all roads in all sections
- Mapped, Marked, and Photographed 37 locations
- Total needing work 94,340 sq ft (0.92 miles, 2.2 acres)

Tim Spangler provided an update on POA signs and the website:

POA Signs & Website

- Installed signs at the entrances to sections 2, 3, and Lake Forest
- Maintaining signs at Forest Hills Loop and 190
- The county has replaced some street signs
- POA website averages ~200 views per month



Tim Spangler thanked and recognized the volunteers who have been mowing and trimming the POA park, roadsides, and ditches. It's a big job. We plan to hire a reasonable contract mowing service.

Gene Faron discussed Deed Restrictions as noted in the slide below. Ted Wright of the Architectural Control Committee reminded members that additions or improvements (such as buildings, sheds, car ports, driveways, sidewalks, etc.) must be submitted to the committee for review and written approval prior to construction.

Deed Restrictions

- Posted on our website. Provided to all property owners at closing.
- 6 violation letters sent in 2025
- Will get legal guidance on next steps where necessary
- The park and launch ramp are for members, family, and guests
- Short term rentals are not allowed
- Architectural Control Committee Update
 - Members: Ted Wright, Richard Thibodeaux, Jim Moore



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Gene Faron reported on POA Owned Lots as noted in the slide below.

POA Owned Lots

- 3 POA owned lots were listed for sale
 - Section 2 Lots 90, 100, 127
 - Section 3 Lot at the old boat launch on Caney Creek Drive cannot be sold
- Prices were listed at fair market value and the property tax assessment to protect the value of all other POA lots
- Lots were delisted due to Realtor Agency changes and no support
- We plan to relist the 3 lots with a local agency

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Gene Faron discussed member concerns over loose and aggressive dogs. It is against the law in Polk County for animals to be unrestrained off the owner's property. Please continue to report problems to the Polk County Animal Control and Sheriff. The Board will support investigations, however, we are not trained to handle loose dogs or their owners.

Polk County Animal Control Ordinance

- Loose and aggressive dogs are the second most common concern among residents. (The top concern is our roads.)
- Poses danger to people and their pets. There are also liability issues for the owner.
- It is against the law in Polk County for animals to be unrestrained off the owner's property.
- Please report problems to Animal Control 936 327-6810 or the Polk County Sheriff 936 327-6810.
- Here is a link to the ordinance. It is also posted on our website.

<https://img1.wsimg.com/blobby/go/8611669a-5fd6-489b-9f83-1baa12500ede/downloads/BYLAWS.pdf?ver=1737132339531>

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Tim Spangler recognized the volunteers supporting our community. Tim also highlighted the roadside cleanup event shown in the 2 slides below.

Recognition of Volunteers Supporting our Community

- We have amazing neighbors who contribute to our community:
 - Burt Blanchard, Rusty Blue, Ken Henson, Anita & JP O'Neal, Larry Read, Tim Spangler, Richard Thibodeaux, Tina Woods, and many others!



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FH POA Roadside Cleanup

- Thank you to all the folks who pick up trash around our community
 - On March 10, 2025 FH POA volunteers removed 170 pounds of trash and recyclables from Forest Hills Loop Drive
 - Sponsored by Polk Co Recycling & Beautification
 - Lead by Brian McNich
 - We will definitely do it again.
 - To be announced on our signs and website
- 
- A photograph of a man wearing a blue long-sleeved shirt, a blue baseball cap, and a yellow safety vest with reflective stripes. He is standing outdoors on a paved surface, possibly a road or parking lot. In the background, there are trees and a white pickup truck parked. The man is looking towards the camera.



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The Board is asking for additional officers and support. The President and Vice President positions are open. Please let us know if you can help us.

Call for Additional Board Members & Support

- We currently have 4 officers, including the treasurer and secretary
- We need a President and Vice President
- The current board tracks short- and long - term action items
 - This past year we listed 106 action items, 71% complete
- We are a good team, but it's a lot of work for 4 people.
- Please help us!

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Gene Faron reviewed New Business as noted in the slide below. Tim Spangler will coordinate another roadside clean-up event. The date and location will be announced on the POA signs and website.

New Business

- The Board is developing a Change Management Document
 - To provide information for new board members thru transitions
 - A guide on how to manage POA operations
- We plan to review and update our By Laws and Deed Restrictions for membership vote in 2026
- Roadside cleanup on Forest Hills Loop Drive and the Bridge
- Other new business?

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Paul Tremblay opened the floor up for questions and suggestions.

Most of the questions and suggestions were related to road improvements, the county's responsibilities, the history of FH POA road development, and how other POAs are handling their road issues. It was specifically asked if there will be a special assessment for road improvement funds. The Board's response is that a special assessment is not being considered at this time. We plan to determine costs with the county and submit recommendations for a membership vote at a special meeting. The board also noted that the past due maintenance fee outstanding balance is a factor in funds available for roads.

A member asked why we can't sell the old boat ramp property. The board previously requested an abstract review of the old boat launch lot which was donated by the developer. Joy Jacobs, of the Polk County Abstract Department, determined this lot could not be sold; "Per this deed the boat launch and park areas are for the use and benefit of all lot owners."

Barbara Corbin suggested we consider adding a chat function to the POA website. The Board had previously discussed adding this feature, however, we do not have enough time or resources to manage or administrate it. The Board does monitor and respond to all emails sent to the POA inbox.

Barbara has created a Next Door site for the Forest Hills Community. Gene Faron will add a link to it on the POA website. We thanked Barbara.

Tina and Ken Woods hosted a Christmas Dinner for seniors last year. They plan to host a Christmas Dinner again this year. Please let us know if you would like to help out. We thanked Tina and Ken.

Several members expressed their appreciation for the work the Board and Volunteers have been doing.

The meeting was adjourned at 11:30 am.