



Forest Hills Property Owners Association

Annual POA Meeting Minutes

Saturday, November 23rd at 10:00 AM

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

Board Directors Frinee' Schneider and Paul Tremblay lead the meeting.

13 families or households were represented at the meeting.

Topics discussed during the meeting:

- Frinee' thanked the POA members for their continued support of our community.

- Tim Spangler provided an update from the Roads Committee
 - Tim has been working with Mark Dubose the Precinct 2 Polk County Commissioner. Several improvements have been made, but there many are more opportunities. The main concern is the entrance onto Caney Creek drive. The county has addressed two overhanging trees and some wash outs around ditches and culverts.
 - The county has a budget of \$650,000 with 6 employees to service 350 miles of roads. The county has purchased chip and seal equipment which will help with road improvements and reduce costs. Mark Dubose has also been working with the Sheriff's Department to utilize jail workers on road repairs.
 - Some of the roads within the FH POA are not county roads. Tim has a map indicating their locations.

- A proposal has been discussed to fund road improvements within the Forest Hills POA with a 60% county /40% residents split for materials and labor. Other POA's within Polk County have a similar agreement.
 - Another proposal is for the county to provide materials and residents to do the work of patching holes.
- Gene Faron provided an update from the Architectural Control Committee which includes Ted Wright and Richard Thibodeaux.
 - Several new construction and building improvements have been submitted, reviewed and approved by the Committee this year.
 - There were less submissions in 2024 than 2023.
 - Recommendations also have been made to property owners to improve drainage and reduce runoff of soil and silt.
- Frinee' Schneider provided a detailed treasures report.
 - The books have been audited and deconstructed.
 - Total income decreased versus 2023 due to a write off for old uncollected owner dues. In some cases, this was because of ownership transfers that were not reported.
 - Going forward, the board will continue to check Polk County tax roles on property ownership more than once a year to ensure accurate and current billing contact information.
 - Past due balances will be addressed through a collection agency.
 - Expenses increased versus 2023 mainly due to higher legal fees, the pier project, and the website design.
 - Frinee' outlined several areas for cost savings such as, reducing general liability insurance, mowing services, legal fees, website, and mailing costs.
 - Frinee' proposed transferring part of the current \$96,000 bank balance into higher interest short term CD accounts.
 - Paul requested a vote to approve the purchase of a laptop to be used for POA business such as QuickBooks, documents, and

record keeping, with backups on cloud storage. The old laptop is obsolete. The request was approved by a majority show of hands.

- The FH POA website is operational and a good source of information for residents, prospective buyers, and realtors. Addition improvements will be made to the website to ensure compliance with state standards for POA's.
 - A records review and filing inquiry indicated that the IRS does not show records of Income Tax Returns being filed by the POA since 2004. The board will address this going forward.
- The current board has 2 directors due to resignations by 3 members. Additional support is needed.
 - Tim Spangler volunteered to serve as a director.
 - Gene Faron volunteered to serve as secretary and resign from the Architectural Control Committee, per the POA bylaws.
 - Jim Moore volunteered to serve on the Architectural Control Committee.

The meeting was adjourned at 11:17 am.