

## **FPPOA 2023 Annual Membership Meeting**

### **Minutes of Meeting**

**March 18, 2023**

#### **BOARD OF DIRECTORS PRESENT:**

- Secretary, Sarah Parsons
- Treasurer, Greg Thompson
- Maintenance, Loy Owens
- Website, Julie Askew

The members of the Frog Pond Property Owners Association held an annual meeting March 18, 2023 at the Colmesneil Community Center, TX, 75938.

#### **I ROLL CALL**

The regular meeting was called to order at 10:34 A.M. by Sarah Parsons, Secretary, with a roll call of present board members. Noted, President, Kate Johnson, as absent. Greg and Sarah to continue new terms as Treasurer and Secretary, respectively. All members encouraged to consider joining the board next year; three positions up for election: President, Maintenance, Website/Newsletter.

#### **II WELCOME TO NEW NEIGHBORS**

All new Frog Pond Lake residents in attendance were welcomed to introduce themselves. All meeting attendees were encouraged to welcome new residents as they move on to the lake, and provide them with the FPPOA contact information (email, website, facebook page).

#### **III APPROVE 2022 ANNUAL MEETING MINUTES**

First order of business, the members reviewed the meeting minutes from the 2022 Annual Meeting. Motion made to accept; motion seconded; motion carried unanimously.

#### **IV OFFICER REPORTS**

Next, report from FPPOA President, Kate Johnson, read by FPPOA Secretary, Sarah Parsons

- The Board's main focus for 2022 was to improve communications with the members so they understood the roles the POA & WCID play in securing the health and safety of the lake. Information is always available at the websites and on the quarterly newsletter.

- We are now straight email and no more mailouts, saving time and money. If you have a new neighbor, please make sure they know how to contact the FPPOA by giving them our email address. Also make sure the board has your preferred email address.
- This past year we tweaked a few lake rules that contradicted each other and we are also working on violation letters as friendly reminders to property owners and firm reminders to trespassers.

Next, report from FPPOA Secretary, Sarah Parsons

- New system set up to manage all FPPOA Board files and accounts; new system will ease transition to future board members

Next, report from FPPOA Treasurer, Greg Thompson

- Report of funds: FPPOA Fund = \$7047.57; Fish Fund = \$4276.70; amounts do not include amounts collected today

Next, report from Website, Julie Askew

- [www.frogpondlake.com](http://www.frogpondlake.com) kept up to date with FPPOA and WCID minutes, events, photos. Members may use contact info on website to request updates / posts.

Next, report from FPPOA Maintenance, Loy Owens

- Additional signs were posted to dam and member's lot and lock placed on members lot; formal reminders/notification sent to trespassers
- Maintenance to be scheduled for the dam soon

Motion made to accept officers' report; motion seconded; motion carried unanimously.

#### IV OLD BUSINESS

Next, update on WCID and West end weeds pilot provided by Cris Thompson, WCID board member. Muck pellets used at west end to pirates cove, with some impact. No proposals/decisions made on how to further address weeds in the west end of the lake, blocking in the inflow of fresh water. WCID will be getting a quote to spray for weeds on the lake (spray not done last year) and will review and discuss at next WCID meeting in mid-April.

Next, update on Fish Committee provided by Devan Tolar. A lake survey should be done before determining whether or not to stock the lake. Surveys are conducted in cooler months (March-May or Oct-Dec) and need to be scheduled months in advance. FPPOA members have the option to contribute to a lake survey fund in this year's collection. Any additional funds required will need to come out of the FPPOA Fish Fund, and will require a membership vote. Devan to request quotes for lake survey (last quotes done in 2022 ~\$3500); vote to be held at next Fish Committee meeting (April/May). Residents are also encouraged to share their own catch details with Devan (form to be posted to FPPOA website; also can find link to forms in last Frog Hoppenings newsletter) to help get a better sense of what fish are in the lake. A Grass

Carp was found in the lake this week; Grass Carp are not native to our lake, can breed rapidly and will eat the lake weeds at the bottom of the lake which are needed for a healthy fish population as they provide shade for fish to stay cool in hotter months in our shallow lake. Residents are reminded to not introduce new fish species to the lake, and to remove any additional Grass Carp if caught.

## V NEW BUSINESS

Next, FPPOA 2023 budget (see attached) was reviewed by FPPOA Treasurer, Greg Thompson. Motion made to accept; motion seconded; motion carried unanimously.

Next, review and discussion on FPPOA Lake Rules. Per FPPOA Board, no suggested addition or amendments to FPPOA rules or good neighbor policy (see [www.frogpondlake.com/rules](http://www.frogpondlake.com/rules)).

Discussion raised on use of lights on lake, which is now permitted (rule changed in prior years) but members need to be conscientious to not shine lights onto neighbors properties.

Discussion raised on dogs on lake properties, in light of recent altercation between two neighbors' dogs on PR 3150, and surrounding neighbors not feeling safe to walk near property of offending dog. Per member raising concern, Tyler County does not have a leash rule, Sheriff intervention is limited to instructing owner of offending dog to keep said dog contained but with no authority to enforce, and there is nothing in deed restrictions to require leashing of the dog. Sheriff guidance to surrounding neighbors is that they are within their right to protect their own property, should the offending dog enter their property. Additional member shared multiple occurrences of puppies being dropped off at members homes, and wandering of unleashed dogs. FPPOA Board shared discussion that was had in light of original report of PR3150 incident, and decision that FPPOA Lake Rules could not be amended as FPPOA would not be able to enforce said rules without support of local law enforcement. Suggestion made by board for concerned members to start a petition for the Sheriff and/or County to address specific situations, and to utilize the FPPOA newsletter or facebook page to share concerns and solicit support.

Discussion/request for FPPOA board to handle neighbor to neighbor complaints as first step before neighbors feel the need to involve authorities in disputes (e.g., complaints, permits, etc.). FPPOA Board reminded all members that the Board can be contacted via email ([frogpondfppoa@gmail.com](mailto:frogpondfppoa@gmail.com)), upon which the Board will discuss and determine if any action should/can be taken per FPPOA Lake Rules or Good Neighbor Policy.

Next, review and discussion of Spring maintenance on shorelines. Fertilizer used on shorelines will go into the lake, taking up oxygen in the lake and providing feed to weeds along the shoreline. When mowing, clippings put in the lake contribute to our lake mud problem. All Members are requested to be good stewards of our lake, and what goes into the lake.

VII OTHER BUSINESS

Next, Maintenance, Loy Owens, shared about meeting he attended in Jasper, TX, about Texas Water Commission counting/monitoring bacteria in Wolfe Creek - no concern/impact for Frog Pond Lake but FPPOA Board discussed at last meeting and agreed to look into Texas Water Commission grants and resources (e.g., test kits) to see if there are any from which FPPOA may benefit. Secretary, Sarah Parsons, shared that the program the Board is considering participation in will require volunteer water quality samples to identify sources of bacteria in Wolfe Creek, and inadequate septic systems would be eligible for a septic system upgrade through the grants provided (in 2024). Devan Tolar, FPPOA Fish Committee, shared that the lake survey also includes water sampling.

VIII ADJOURN

Next, motion was made to adjourn; motion was seconded; motion carried unanimously meeting was adjourned at 11:28 A.M.

DocuSigned by:

*Kate Johnson*

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**President, Kate Johnson**

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*Sarah Parsons*

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**Secretary, Sarah Parsons**

## 2023 FPPOA FINANCIAL STATEMENT

### FPPOA

		Balance
1/01/2023		\$7034.69
1/09/2023	+75.00 HOA	\$7109.45
1/12/2023	-16.66 Taxes	\$7092.79
1/31/2023	-12.93 Keys	\$7079.86
1/31/2023	+0.60 Interest	\$7080.46
2/06/2023	-458.40 Go Daddy	\$6622.06
2/28/2023	+0.51 Interest	\$6622.57
3/17/2023	+425.00 HOA	\$7047.57*

### FISH FUND

		Balance
1/01/2023		\$4276.01
1/31/2023	+0.36 Interest	\$4276.37
2/28/2023	+0.33 Interest	\$4276.70

\*Currently all funds collected this year are deposited into the general fund. Funds collected for the WCID aeration pilot or the lake survey will be separated and reflected at the next board meeting.

## 2023 FPPOA BUDGET

Expenses	
PO Box	138.00
Meeting Place	75.00
Property Taxes	16.66
GoDaddy Website 2 Year Renewal	287.76
FrogPondLake.com Domain Renewal 2 Years	39.98
Dock Treatment	100.00
Total	\$657.40

2023 FPPOA ANNUAL MEMBERSHIP MEETING

ATTENDANCE - Name & any change to contact information

1. Cris Thompson
2. Greg Thompson
3. Grey Askew
4. Julie Askew
5. Sarah Parsons
6. Luca Parsons
7. Wanda BRAMMER
8. Cindy Ostrander
9. Joy OWENS
10. Sharon HALL
11. Peter Anderson
12. Amy ANDERSON
13. Rebecca DRENNAN
14. Kirby HOOD
15. Al & Janice SANDLEY
16. Jim & Stephanie LONG

17. Steve & Judy Bulicz

18. Joani Loveless

19. Deann Tolare

20. Thea Tolare

21. Gladys Simon

22. STAN EVANS

23. Kristin Turner

24. Clyde Turner

25. Mark Casto

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