

## FPPOA 2021 4th Quarter Board Meeting

### Minutes of Meeting

November 20, 2021

#### BOARD OF DIRECTORS PRESENT:

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

The Board of Directors of the Frog Pond Property Owners Association held a meeting November 20, 2021 at the home of Julie Askew, Colmesneil, TX, 75938.

#### I ROLL CALL

The regular meeting was called to order at 3:00 P.M. by Kate Johnson, President, with a roll call of present board members.

#### II APPROVE 3Q21 MINUTES

First order of business, the Board reviewed the meeting minutes from September 4, 2021. Motion was made to accept; motion was seconded; motion carried unanimously.

#### III OFFICER REPORTS

Next, report from FPPOA President, Kate Johnson

- On Sept 15 2021, two individuals accessed Frog Pond Lake via the Members Access Lot. Individuals neither lived on the lake nor were registered off lake users with permission to access the lake via the Members Access Lot. Individuals were notified that they were trespassing, and the Sheriff would be notified of any further trespassing.
- FPPOA bank account management to be paper only (no more online statements, no digital banking) with statements to be managed by Greg Thompson, FPPOA Treasurer
- Reminder envelopes to be stuffed and mailed to FPPOA members with the 2022 budget and invoice. No board member elections for 2022.

Next, report from FPPOA Treasurer, Greg Thompson

- FPPOA Fish Fund is fully funded with \$3,097.91 balance
- Current Frog Pond POA fund balance is \$6,767.86
- Bryan Long reimbursed ?? for Frog Pond POA website hosting (paid on personal credit card). Discussion and action to investigate if Visa gift card can be used to pay for the website go forward vs. use of board member personal credit card.

- Discussion and action of payment of \$18.62 in annual property taxes for member access lot. Motion to pay now; motion was made to accept; motion was seconded; motion carried unanimously.

Next, report from FPPOA Maintenance, Loy Owens

- Proposal to post new signs on Member Access Lot at the gate and launch, and, at either side of the dam, beside existing signs. Mocked up signs reviewed: *"ATTENTION This is a private lake. Only members of the property owner's association are permitted to be on this lake. All activity is being video recorded. Trespassing will be reported to the Sheriff for prosecution."* Discussed and agreed "No Trespassing" and Frog Pond email address to be added to the sign. Loy to get a quote and report to board via email for approval.
- Discussion and action on how best to manage access to member only access lot. Currently only one individual paying for off lake access. Member access lot accessible by foot when gate is locked. Motion made to lock the gate and provide key to those who pay for access; motion was made to accept; motion was seconded; motion carried unanimously.

Next, report from Website, Julie Askew

- Report that Frog Pond website is fully updated. Off lake access application form has been added. Julie and Kate monitoring frog pond email inbox.

Next, motion made to accept all officer's reports; motion was seconded; motion carried unanimously.

#### IV OLD BUSINESS

Next, report on FP POA PO Box, still waiting for second PO box key.

#### V NEW BUSINESS

Next, discussion of proposed new lake rule: no RVs for permanent living. Kate to research applicable HOA rules (e.g., definitions for RV, permanent living) and how to handle properties that already have RVs, and report back at next meeting.

Next, discussion on how to improve communications for new property owners. Decision to continue using Frog Pond website and Facebook page, and link to [www.homeadvisor.com](http://www.homeadvisor.com) to be added to Frog Pond website to aid owners in finding service providers.

Next, discussion of 2022 Frog Pond Property Owner's Association 2022 budget, invoice and voting ballot. Decision to use same format as 2021 invoice. Budget to be included, and will be the only item to be voted on.

## VI OTHER BUSINESS

Next, WCID update. Dam spillway to be repaired in December 2021 to divert water flow into the center of the spillway. Concrete blocks to be dug out, a grade to be laid and concrete blocks to be put back in flat. Quote from Kirkpatrick is \$5,800.00. Additional quote received to build longer slopes on the dam at the narrow area of the dam, which is 125 feet long. Using heavy 60/40 select fill dirt, the steep area on both front of levy and sides to be filled in to create a more gentle slope. Erosion control mat to be installed, with topsoil and winter wheat grass seed to be planted on top. Quote from Kirkpatrick is \$28,750.00. WICD to revisit when funds are available, possibly next year. Further details can be found in WCID minutes on FP POA website.

## VII SET ANNUAL AND NEXT BOARD MEETING

Next, discussion of 2022 annual meeting. Meeting to be held in March 2022, at Colmesneil community center. Kate to confirm date based on community center availability.

Next, discussion of 1Q22 FPPOA board meeting. Date set for January 15 2022, 3pm at the home of Sarah Parsons. Kate to bring all printouts and envelopes. Greg to bring stamps. All to stuff envelopes.

## VII ADJOURN

Next, motion was made to adjourn; motion was seconded; meeting was adjourned at 4:13 P.M.

  
*Kate Johnson*  
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12/9/2021 8:01:25 PM CST  
**President**

  
*Sarah Parsons*  
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12/9/2021 5:38:06 PM CST  
**Secretary**