

Pine Harbor Property Owners Association, Inc.

www.pineharborestates.com

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Poa Quarterly Meeting

February 3, 2024

Minutes of the Board of Directors Meeting of PINE HARBOR ESTATES POA, ONALASKA, TEXAS held at City Hall of Onalaska, TX at 10:00 am on the 3rd day of February 2024.

CALL TO ORDER

Board member Deborah O'Donnell called the meeting to order at 10:15 am.

ROLL CALL OF DIRECTORS/OFFICERS

DIRECTORS:

Laura Baumgartner, Doug Frank, Stever Gordon, Michael Heffner and Dori Roads were present.

Officers:

Present:

Deborah O'Donnell, President

Terrie Rose, Treasurer

Absent:

Tina Moore, Secretary

Wayne Campbell, Vice President

Debbie O'Donnell held prayer.

Reading of November minutes read by Debbie O'Donnell

Doug Frank made a motion to accept the minutes and Dori Rhodes seconded.

NEW BUSINESS

- a. Voting on dues: Need 2/3 of the community to pass.
342 lots in the neighborhood
163 votes received.
26 No votes
136 yes votes
Does not pass.
- b. Upcoming May Elections
2-3 directors and all officers up for election. Asked residents in attendance to speak up if anyone is interested.
- c. By-Laws Updates from Attorney
Almost done, rough draft given to board and residents for review.

Updates

- a. Financials: A detailed report on the financials was handed out to residents present and the report reviewed by Terri Rose.
- b. ARC: Report given by Deborah O'Donnell.
- c. Sheriff report: Report given by Deborah O'Donnell.
- d. By-Laws: Almost done, rough draft given to board and residents for review.

- e. Deed Restrictions: Process for sending letters explained, Dee Arnold stated if someone sees something to please come forward and if a letter has already been sent to the property owner, she will inform you and if not, a letter will be sent.
- f. Boat dock/Bulkhead Repairs: Boat dock has loose boards and needs repair.
- g. The dirt piles: One is gone, and one remains. Doug Frank stated someone reached out to him with the possibility of removing the remaining dirt.

Public Announcements:

- a. Date for the next POA meeting will be May 18, 2024, at the pavilion. The POA will provide lunch.

Open Discussion:

Laura Baumgartner asked is there an interest in the community for volunteers to form a committee to assist with this?

Steve Gordon suggested we hire or volunteer to have all the brush around the trees on the easement in the front of the neighborhood be cleared. Also, the tree that hangs over the road needs to be removed. Dee Arnold stated she would contact the electric company to see if they would remove. He also asked if a survey of the community to for the POA to pay for additional streetlights if there are dark spots, they may need more lighting. Steve suggested we inform residents of what the increase in dues would be used for, i.e., maintain streetlights, cover for the playground, bulkhead repair, boat dock/pier repair, pavilion repair, and wood under the pier/boat dock.

Linda Hyland stated the current lawn service is not cutting grass close to the water on a regular basis. She was asked to take a picture when she is there, and the board will discuss it with the lawn service.

Michael Heffner asked for an update on the condemned buildings. The residents were informed the environmental officer of the county has been contacted and if additional properties need to be added the environmental officer would need to be contacted.

Dee Arnold asked what the next step for deed violations after 4 notices have been sent. The next step would be small claims court.

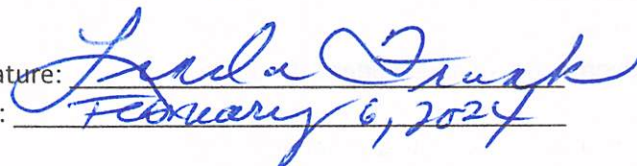
Discussion was had regarding putting liens on property with past due maintenance fees.

Meeting Adjourned:

Doug Frank made a motion to adjourn the meeting and Steve Gordon seconded.

Signature:

Date:


February 6, 2024

Linda Frank