

Pine Harbor Property Owners Association, Inc

www.pineharborestates.com

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POA Annual Meeting Minutes

May 18, 2024

Minutes of the Board of Directors Meeting of PINE HARBOR ESTATES POA, ONALASKA, TEXAS held at the Pine Harbor Park Pavilion in Onalaska Texas at 11:08.am. on the 18th day of May 2024.

CALL TO ORDER

Board Member Deborah O'Donnell called the meeting to order at 11:08am

ROLL CALL OF DIRECTORS/OFFICERS

Directors:

Steve Gordon, Michael Heffner, Doug Frank, Dori Rhoads and Laura Baumgartner

Officers:

Deborah O'Donnell, President
Wayne Campbell, Vice President
Terri Rose, Treasurer
Tina Moore, Secretary

Prayer was held by Deborah O'Donnell

Reading of the February minutes were read by Tina Moore

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

NEW BUSINESS

- Volunteers present for counting ballots
- By-Laws review/Updates
 - Printed copies of the updated bylaws were offered to the residents.
- Community request of the tree trim
 - After much discussion a motion was requested by Debbie O'Donnell for the POA to have the tree removed by Elite Tree Service. That request was denied.
 - Paul Reid suggested donations would be collected to have the tree trimmed by Elite. \$355 was collected thus far.
- Volunteers Requested for the following projects:
 - Website assistance needed to add PDF, online payments and sign for residents etc.
 - Thank you to Margaret Foster for volunteering .

- Swim Area rope and buoy
 - Jerry Cornelius and John Burke will volunteer
- Bench Repairs, bulkhead fill-in, picnic tables, etc.
 - Decision was made to have a community day at the Park. This will be headed by Doug Frank, James Moore, Robbie Mc Curdy and Butch Arnold.
- Ditches and Culverts needing cleaning.
 - Kirk O'Donnell, Mark Wendt, Robbie McCurdy and Butch Arnold will volunteer to reach out to town leaders for help in having this project completed.
- **ARC Updates**
 - ARC report was attached

Caney Creek

- Steve Gordon reached out to county and still at a standstill
- After the latest storms; more debris and deterioration is a heavy issue.
- FEMA Assistance information for affected properties was shared. More information at: <https://polkcountyoe.com/>

Ingress and Egress - see Community Discussion.

- Pavilion and Park repairs
 - Mike Heffner working on getting bids
 - One bid thus far for \$5000
 - A second bid is pending.
- Deborah O'Donnell provided a Sheriff report summary of calls made in PH.
- **Deed violations**
 - 13 courtesy letters were sent out this quarter
 - 1 first notice letter sent
 - Past Due Notices
 - 60 notices sent this quarter; 16 have paid.

FINANCIALS

- Terri Rose gave a detailed report of the financials that were handed out.
 - Deborah O'Donnell requested a motion to accept online banking. Doug Frank made the motion and Dori Rhodes seconded it.
 - Deborah O'Donnell requested a motion to change the amount from \$4960 to \$4460 to reflect the laptop budget that is no longer needed.
 -

VOTING RESULTS:

- 1. I support increasing Maintenance Fees to \$80.00 per lot beginning 01/01/2025.

Bylaws Article 7.04/Restriction #1

Need 2/3 of the community to pass.

342 lots in the neighborhood

155 votes received.

47 No votes

108 yes votes

228 Votes needed - Vote does not pass.

- 2. I support amending the current $\frac{2}{3}$ community participation vote to a more than 50% majority vote of those who respond.

Bylaws Article 13 (13.01)

Need 2/3 of the community to pass.

342 lots in the neighborhood

155 votes received.

57 No votes

98 yes votes

228 Votes needed - Vote does not pass

- 3. I support amending the current 1 lot = 1 vote to 1 vote per property owner.

Bylaws Article 2 (2.03)

Need 2/3 of the community to pass.

342 lots in the neighborhood

155 votes received.

99 No votes

56 yes votes

228 Votes needed - Vote does not pass.

- 4. I support amending the current 'every other month' meeting statement to: "An Annual Meeting must be held no less than once a year as defined by current Texas Property Code". (209.014)

Bylaws Article 3 (3.01)

Need 2/3 of the community to pass.

342 lots in the neighborhood

155 votes received.

35 No votes

120 yes votes

228 Votes needed - Vote does not pass.

- 5. I support allowing fines for those in violation of restrictions. Fines will follow current Texas Property Code requirements. (209.0061)

(Not currently addressed in Bylaws or Restrictions).

Need 2/3 of the community to pass.
342 lots in the neighborhood
155 votes received.
46 No votes
109 yes votes
228 Votes needed - Vote does not pass.

With no changes due to voting - Bylaws will be filed with the county with no changes made. Copies were provided for those who attended. Request for a copy of the new bylaws can be made at: pineharborespoa@gmail.com; on the Website: <https://pineharborespoa.com/>; or leave a message 409-209-1352.

Elections:

- Steve Gordon was elected as Director for a two year term.
- Doug Frank was elected as Director for a two year term.
- Mike Heffner was elected as Director for a two year term.
- Deborah O'Donnell was elected as President for a one year term.
- Laura Baumgartner was elected as Secretary for a one year term resulting in her resignation as a Director.
- Terri Moore was elected as Treasurer for a one year term.
- Wayne Campbell was elected as Vice President for a one year term.


- Results will make the following banking changes:
 - First National Bank of Livingston, 14114 U.S.Hwy 190, Onalaska, TX 77360. Account Number: XXXXX6524. Signature card: Remove Tina Moore and add Laura Baumgartner to the signature card requiring two (2) signatures for checks. All Officers are authorized to be one of the two (2) signatures for check signing and must sign the Signature card showing their Social Security Card and their Driver's License for verification of identity, within one week of the posting of minutes.
 - Online banking will be permitted

- **Board member changes/Director position open:** Art. 1396-2.16. Vacancies A. Unless otherwise provided in the articles of incorporation or the Bylaws, any vacancy occurring in the board of

directors shall be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the board of directors.

- Tina Moore asked to fill in for Laura's remaining term. Deborah O'Donnell asked for a motion to vote Tina Moore to fill the Director position for the 1-year remainder of Laura Baumgartner's term. Doug Frank Made a motion to vote Tina Moore in as a Director, Dori Rhoads seconded it. And all Directors were in favor.
- **OPEN Community Discussion ITEMS**
 - Ingress/Egress:
Owners of the lot in question regarding Ingress/Egress and concerned community members had an active Q&A session resulting in the Owners stating no intention of RV Park but current rental homes.

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

Signature 

Date 05/24/24

[Tina Moore, Secretary](#)