

# Pine Harbor Property Owners Association, Inc.

[www.pineharborestates.com](http://www.pineharborestates.com)

409.209.1352 – call, text, or email

[Pineharborestatespoa@gmail.com](mailto:Pineharborestatespoa@gmail.com)

## Special Meeting

March 9, 2024

10:00 a.m.

Minutes of the Board of Directors Meeting of PINE HARBOR ESTATES POA, ONALASKA, TEXAS held at Pine Harbor Estates Pavilion at 10:00 am on the 9<sup>th</sup> day of March 2024.

### CALL TO ORDER

Board member Deborah O'Donnell called the meeting to order at 10:16 am.

### ROLL CALL OF DIRECTORS/OFFICERS

#### DIRECTORS:

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

#### Officers:

Present:

Deborah O'Donnell, President

Terrie Rose, Treasurer

Absent:

Doug Frank, Director

Tina Moore, Secretary

Wayne Campbell, Vice President

Deborah O'Donnell held prayer.

Reading of November minutes read by Debbie O'Donnell

Dori Rhodes made a motion to accept the minutes and Mike Heffner seconded.

Deborah O'Donnell announced that she will be stepping down as President effective in May. Her position will be open for replacement at the annual meeting in May.

### NEW BUSINESS

- a. Directors voted unanimously to mail a ballot to the community for voting by the members at the May 2024 annual meeting.
- b. Directors voted unanimously to include the 5 following considerations:
  1. I support increasing annual dues to \$80.00 per lot yearly beginning January 1, 2025.
  2. I support amending the current 2/3 community participation vote to a simple majority of greater than 50% of the total votes received.
  3. I support amending the current 1 lot equals one vote to one vote per property owner.
  4. I support amending the current 'every other month' Meeting statement in By-laws to "Meetings as defined by current Texas Property Code".

5. I support allowing fines for those in violation of the rules. Fines will follow current Texas Property Codes requirements.

**Updates**

- a. Deborah asked for a vote whether the to move forward with finalizing the updated By-Laws. Directors present voted to move forward with finalizing the By-Laws as prepared by the attorney. A final copy will be presented to members of the community for review.
- b. Any future changes to the By-Laws voted by the community can be made via amendment by the board.

**Public Announcements:**

- a. Date for the next POA meeting will be May 18, 2024, at the pavilion. The POA will provide hamburgers and hot dogs.

**Open Discussion:**

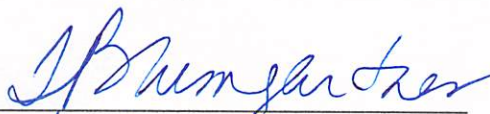
- a. Deborah O'Donnell suggested that a community be formed to handle filing liens for deed restriction violations. All present agreed to present at the annual meeting in May.
- b. The pavilion needs immediate repair, Mike Heffner will secure three bids from contractors and present them at the next meeting.
- c. Jerry Cornelius inquired if a sample of the updated By-Laws would be available for review. Deborah advised the updated By-Laws would be available to community members at the annual meeting on May 18, 2024.

**Meeting Adjourned:**

Laura Baumgartner made a motion to adjourn the meeting and Steve Gordon seconded.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

  
Date: 3/19/24

Laura Baumgartner, Director