

# **Pine Harbor Property Owners Association, Inc.**

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

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## **POA Annual Meeting Minutes**

**May 3, 2025**

**Minutes of the Board of Directors Meeting of PINE HARBOR ESTATES POA, ONALASKA, TEXAS held at Pine Harbor Estates Park of Onalaska, TX at 11:00 am on the 3<sup>rd</sup> day of May 2025.**

### **CALL TO ORDER**

Board member Deborah O'Donnell called the meeting to order at 11:12 am.

### **ROLL CALL OF DIRECTORS/OFFICERS**

Laura Baumgartner conducted Roll Call

### **DIRECTORS:**

Tina Moore, Doug Frank, Steve Gordon and Dori Rhodes (via audio) were present.

### **Officers:**

Present:

Deborah O'Donnell, President

Wayne Campbell, Vice President

Terrie Rose, Treasurer

Laura Baumgartner, Secretary

**PRAYER:** Paul Reid held prayer.

Reading of February 2025 and October 2024 minutes read by Debbie O'Donnell

Doug Frank made a motion to accept the minutes and Tina Moore seconded.

### **NEW BUSINESS**

- a. Debbie O'Donnell (Pres), Wayne Campbell (VP), Laura Baumgartner (Sec'y) did not run again for respective officer positions in 2025. Mike Heffner resigned from his director position effective April 2025 as he moved.
- b. Lunch was provided by the POA for all who attended the meeting. Thanks to everyone who prepared food and brought dishes to share.
- c. There were two (2) directors and all officers up for election. Asked residents in attendance to speak up if anyone is interested.
- d. Volunteering-Community members volunteered at the park last month to assemble new tables, repair benches, paint poles, pull weeds at playground etc. Thanks to everyone that came out to help.
- e. Park Repairs-The pavilion cover has been repaired as mentioned at our last meeting.
- f. Gate Reader-The park sustained damages from a storm. A claim was filed on our insurance. The POA had a \$1000 deductible. We received proceeds for \$7000 to replace the gate card reader and repair other electrical items.
- g. Voting Results-Thanks to the volunteers who counted the ballots.
- h. Board Member changes-Eric Johnson is the new President, VP still open, Vicki Reid is the new Secretary. Terri Rose remains as Treasurer. Tina Moore and Dori Rhodes were re-elected directors for another 2-year term. Laura Baumgartner was nominated and voted in by the directors (Dori Rhodes, Tina Moore & Doug Frank) to serve the rest of Mike Heffner's term. She will be up for re-election May 2026.
- i. Results will make the following banking changes:  
First National Bank of Livingston, 14114 US Highway 190, Onalaska TX 77360.  
Account number: XXXXX6524.

Signature card: remove Deborah O'Donnell and add Eric Johnson; remove Wayne Cambell; remove Laura Baumgartner and add and Vickie Reid 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 for the signature card at First National Bank of Livingston and showing their Social Security card and drivers license for verification of identity, within one week of the posting of the minutes. Please see branch manager, Nikki Park.

Officers: Eric Johnson, Terri Moore, Vickie Reid.

#### Updates

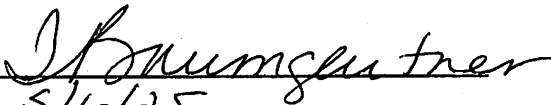
- a. Financials: A detailed report on the financials was handed out to residents present and the report reviewed by Terri Rose. Motion to accept by Vickie Reid seconded by Gator Conley.
- b. ARC: Report given by Deborah O'Donnell.
- c. Sheriff report: No report provided by Sheriff office
- j. ByLaws: Errors corrected and filed with Polk County. A copy of the ByLaws and the Deeds Restrictions were emailed to email addresses on file. Anyone wanting a copy can request one.
- k. Deed Restriction Violations/dues: Multiple deed violations/late notices for dues were sent out as well as 14 property liens were filed.
- l. Boat dock/Bulkhead Repairs: Bids were received from Ivy, Moseley & Shoretech Marine to look at moving the loading ramp location and repair the bulkhead (tiebacks etc.). The bulkhead needs to be replaced from the pier to the park property line. Bids are available upon request. The loading ramp is still functional, and the bulkhead is not in need of immediate repair. At this time, no action will be taken.
- m. Kirk and Debbie contacted the county commissioner multiple times regarding properties damaged in 2020 and flooding on Tallow with little success. One exception is Cory Barnes agreed to clean up the property on Pine Harbor that burned down at his own cost.

#### Open Discussion:

- a. Paul Reid suggested raising dues again, allowing others to voluntarily donate to the maintenance fund and possibly a fundraiser for the bulkhead
- b. Doug Frank asked the attendees to thank Debbie O'Donnell for all her hard work as President.
- c. Debbie introduced new president, Eric Johnson to the community in attendance.

#### Meeting Adjourned:

Tina Moore made a motion to adjourn the meeting and Patti Alexander seconded.

Signature:   
Date: 5/16/25  
Laura Baumgartner, Secretary