



MINUTES

July 9th 2022 @9:00am

Regular Board Meeting

Regular Board Meeting for Southwood Shores POA was called to order by Vice President, James White, on July 9, 2022 at 9:00 am at the neighborhood POA Park. President Wicked Miller was absent due to employment duties. The Vice President, James White, conducted the meeting. Board members present were: Vice President James White, Secretary Edna Maxwell, Board Member Glenn Howell, Board Member Christi Hanson, and Board Member April Adkisson were in attendance. Treasurer Marc Weismann was absent due to illness. Twenty six members of the HOA (including Board members) were present for this meeting.

Minutes from the Annual Membership meeting, May 21, 2022 were approved. Christi Hanson made motion to approve the minutes and was seconded by Glenn Howell.

In the absence of Treasurer Marc Weismann, Vice President James White presented the potential budget needed for 2022 including the approximate cost of boat launch repairs. He presented present bank funds, percent of property owners that paid dues (Active members), mail-out solicitations, as well as net amount needed for fiscal 2022. Discussion followed to anticipate an increase in dues for 2023 for park repairs and an anticipated replacement of park sea wall in three years. Park maintenance and electrical are paid per agreement. Insurance quotes are being sought for Southwood Shores.

Fundraising Committee creation discussed to make up financial shortfall. A 501(c)(3) tax exemption application has been completed so property owners can donate to the POA and get a tax deduction. All types of fundraiser ideas are to be considered including a possible community rummage sale.

Plans to update the Bylaws and Restrictions to begin in the near future. These bylaws and restrictions updates are long overdue and will involve a great amount of work. When completed the property owners will be informed of the voting process for approval.

Vice President James White, made an apology to Jessica Heller for the mistake made at the Annual Meeting when 4 Board Members were approved in error. Our bylaws state 3 board members and only the 3 with the most votes were seated as Board members this year to comply with our Bylaws. She was thanked for her willingness to serve the POA and encouraged to join a committee and seek a Board position in 2023.

Secretary Edna Maxwell made a request of membership to please provide a current email address as a means of being informed through our website. A gmail address has been established for communication to Board Members by POA members. Going forward we would like to communicate via emails, website, and neighborhood sign placement at neighborhood entrance rather than postage cost for mailings.

Secretary Edna Maxwell, provided information regarding reports of stray dogs throughout the neighborhood. A call to Henderson County Sheriff's dept. and asking for Deputy Holland provided the following procedure available to the neighborhood. Procedure: Call Deputy Holland, arrange for appt for baiting and setting the provided trap. Upon trapping a dog a call back to Deputy Holland to return and take the dog to Athen's Humane Society. Only one trap is available but residents can purchase their own and Deputy Holland will come to teach how to set the trap and then will return to retrieve the dog in the trap.

Vice President James White discussed code enforcement for the City of Payne Springs. If trash, junk, rubbish, unsanitary or unhealthy conditions are present neighbors can call the city for help from code enforcement for compliance in the neighborhood.

Property Owner's Comments:

Robert Heller discussed election process, reasons for Jessica Heller not allowed to serve on the Board, meetings without notification

Vice President James White answered each of Robert Heller's concerns.

Jessica Heller spoke to the Board referencing state and federal laws and requirements, all homeowner's right to vote, payment of back dues if filed as retro active

Vice President James White addressed each of Jessica Heller's comments/questions

Susan Heller addressed the research that found 4 director had served in the past, thus 4 should be allowed now. She mentioned there were secret...not public board meetings

Vice President James White stated we will follow the bylaws as they are written. He also reported there were no board meetings. He also addressed Section 209 Laws are specific to "Mandatory" POAs.

Robin Rountree addressed the Board. She made statements mainly to the members present to be sure they attend Board meetings and ask for all documents for transparency and fairness to everyone.

Linda Miller spoke to reinforce there have been no Board Meetings.

Kathi Skinner spoke to the group. As a long time resident she expressed her concern regarding angry comments on Facebook. She was asking for all residents to work together to improve our community.

Vice President James White summarized all actions taken within the first month after the Board elections on May 21, 2022. State and County applications, registrations, filings, website, Board email communication, etc. have been accomplished.

Glenn Howell made a motion the meeting be adjourned. Christi Hanson seconded the motion. Meeting was adjourned.

Southwood Shores POA Secretary,

Edna Maxwell