

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

August 9, 2025 / 9:00 A.M.

ATTENDANCE

Directors present were Gail Miller, Steve Null, Tommy Green, Darin Smith, Marcy Metz, Fay Earls, John Meehan, Petie Grant, and Kelly Scott. Absent were Tony Homan and Will Breau. Also present was Ann Young, Architectural Control Committee and Mandy Smith, Administrative Assistant.

CALL TO ORDER

The meeting was called to order at 9:01 A.M.

PROPERTY OWNERS (MEMBERS) & VISITORS

Present were Ronnie Emberton and Jim Maraist.

MEETING MINUTES

The minutes of July 12, 2025, Board meeting were presented for review. A motion was made by Petie Grant and seconded by Fay Earls to approve the minutes for July 2025 as presented. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for July 2025 was presented by Marcy Metz. A motion was made by Darin Smith and seconded by Petie Grant to approve the report for July 2025 as presented. Motion carried unanimously.

OLD BUSINESS

- Cleanup from the flooding at the boat ramp is still being addressed. The pavilion needs pressure washed and the ramp could be cleaned up more. Tommy Green volunteered to do what he can with his tractor. A motion was made by Gail Miller to approve the ordering of more gate keys. Motion was seconded by Darin Smith and motion carried. Once a quote is obtained for the key order Ms. Miller will email the Board before moving forward with the order. Discussion was held on replacing the keys with an electronic lock which will be researched and reviewed at another meeting.
- LCS Fibercon is preparing to start the process of installing fiberoptic internet in Lakeside Village and is testing the ground in areas. Part of this test was at the entrance with drilling done under the road that may be used for LSV to run electricity to the signs for additional lighting in the future.

NEW BUSINESS

- The bridge at Creek Bend & Chestnut Bend has been rebuilt by Commissioner Mark Nettuno. He was able to do this with funds received through FEMA after last year's storms and flooding. Ms. Miller thanked him for doing this.
- Texas Legislative changes were made to the 209 code. Ms. Miller had our attorneys rewrite our policies for the 209 Hearing Policy and the ARA Candidate Solicitation Policy. She

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discussed the process that we will go through with the new ARA laws, which is outlined in the new policy. A motion was made by Gail Miller to approve the new policies. The motion was seconded by Marcy Metz. Motion carried. The policies will be filed at the San Jacinto County Courthouse.

COMMITTEE REPORTS

Architectural Review Committee Report

No applications were received in July 2025

Maintenance & Safety

Community Relations

Executive Session

Meeting was adjourned at 9:33 A.M. The Board moved into Executive Session at 9:41 A.M.

Summary of Executive Session Meeting for August 9, 2025

8 Letters for violations on Lakeside, N. Lakeside, Mary, Hilltop, and Oakdale

3 Certified Letters for violations on Oakdale, Hilltop, and Shoreline

1 Certified Letter for collections on Oakdale

1 Courtesy Letter for mowing on Lakeside

With no further business, the meeting was adjourned at 10:14 A.M.

Respectfully submitted,

Petie Grant, Secretary