

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

May 14, 2022 / 9:00 A.M.

ATTENDANCE

Directors present were Chuck Cloe, Fay Earls, Petie Grant, Marcy Metz, Gail Miller, and Peter Thrasher. Also present was Ann Young, Administrative Assistant. Absent were Tommy Green, Kelly Scott and Danny Washington.

CALL TO ORDER

The meeting was called to order at 9:00 A.M.

PROPERTY OWNERS (MEMBERS)/COMMENTS

Present were Will Breaux, Chester Allen and Ricky McBurnett.

READING OF MINUTES

The minutes from the April 9, 2022 Board meeting were presented for review. A motion was made by Petie Grant and seconded by Marcy Metz to approve the minutes for April 9 as presented. Motion carried.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for April, 2022 was presented. Gail discussed that the reserve funds were created for capital expenditures and emergencies. A motion was made by Petie Grant and seconded by Peter Thrasher to approve the report as presented. Motion carried.

OLD BUSINESS

- Update on status of pier replacement – Due to the unstable price of materials and contractors being one to two years out on new builds, this agenda item will be tabled for a while but left on the agenda. The pier remains safe for use at this time.
- Review of annual meeting plans – A motion was made by Gail Miller and seconded by Peter Thrasher to approve expenditures up to \$300 for supplies for the Annual Meeting. Motion carried.

This year when the annual meeting announcement goes out to property owners, all eligible nominees will be printed on the absentee and proxy ballots. No nominations will be taken from the floor during the annual meeting. This practice will give all property owners a fair opportunity to know who is running for election and an equal opportunity to vote for those eligible to run.

- Review of sign design - The Board will place this project on hold until price of materials become more stable and a reasonable quote can be obtained.

NEW BUSINESS

- Reading into the Minutes of the approved lawn company. During the April 9 Board meeting, the Directors present reviewed quotes obtained for the mowing contract for 2022. There was no vote taken at that time because a quorum of Board members was not present at the meeting. After the meeting of April 9, the Board Directors were sent an email request for an electronic vote to choose a lawn care company from the list of those who provided quotes. The vote was unanimous to award the contract to Professional Landscaping Management Company of Huntsville, Texas, for the amount of \$1,575 per mowing to include litter control along the subdivision entrance at FM 980, Lakeside Drive, and both boat ramp areas, and mulching of debris left on the easements by the county.

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

May 14, 2022 / 9:00 A.M.

A total of 51 lawn care companies were contacted. Of those, seven (7) companies provided quotes with a range of prices from \$1,500 - \$6,500 per mowing. Some of the quotes did not include litter control or mulching of debris left by the county.

Discuss dollar amount for Special Assessment – The Board discussed budgetary needs for the next fiscal year.

Unlike some other subdivisions where the special assessment is for an occasional special project, the Lakeside Village special assessment is needed to make sure basic operations can continue. Those basic needs include: street lights, taxes, professional fees, insurance, repairs and maintenance, mowing, and administrative costs that include collections, legal fees, postage, wages, and office supplies.

In approximately 1982, Lakeside Village subdivision founders set an annual maintenance fee of \$36 per lot. The founding covenants did allow for a special assessment as needed. That dollar amount today is equivalent to \$107. The base of \$36 per lot is no longer sufficient to cover the cost of basic operations. The first special assessment was implemented in 2011 so that the Association could remain solvent.

Based on the fixed overhead costs and the need to maintain the current level of operations, the Board will recommend to property owners that a Special Assessment of \$44 per lot is needed to be approved by ballot vote. This amount will be printed on the voting ballots.

In addition, the Board wishes to recommend that ballots will include a request for the approval of the collection of an annual Fire Fund in the amount of \$12 per lot per year, with a cap of \$36 for property owners who more than three lots. These amounts are the same as last year and would be effective for one fiscal year July 1, 2022 – June 30, 2023. A motion was made by Gail Miller and seconded by Petie Grant to approve these recommendations. Motion carried.

- Discuss directors' liability insurance and general liability insurance – The liability insurance policy that covers each of the Board of Directors will be due for renewal in July. The quotes for this policy will be received within the first two weeks of June. The Board of Directors will be sent an electronic request to approve to renew this policy since the regular session will not meet in June.

The general liability insurance policy – The insurance policy that provides general liability coverage for the Association will be due for renewal in August. The Board will receive quotes for the renewal of this policy and present a recommendation for approval during the July or August Board meeting.

- Discuss no swimming at boat ramps – The Association has posted no swimming signs at each of the boat ramps. Because of the danger of swimming in these areas, anyone who is seen swimming will be turned over to law enforcement authorities.
- Discuss water at fish cleaning station to be used for fish cleaning and hand washing – Signs will be posted at the fish cleaning station that the water available there is for cleaning fish or washing hands only. The water is not to be collected and carried away from that area for other purposes.

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

May 14, 2022 / 9:00 A.M.

- Discuss vacant lots are private property – The Association has received several complaints about off-road vehicles, dirt bikes, etc. running around on vacant lots in the subdivision by persons other than the property owners. This activity is considered trespassing which may be a felony violation if prosecuted by the property owners. Reminders will be included in the monthly Association newsletter, Facebook page, and website.
- Executive Session Summary from the April 9, 2022 Board meeting
Properties were inspected April 9. A report of violations observed on that day, along with the status of property violations that are still unresolved as of that day, was presented to the Board of Directors

22 Courtesy letters for mowing on Shoreline, Mary, Oakdale, S. Lakeside, Tall Timbers, Arrowhead, Lakeside, Houston, Hilltop, Marla Circle and N. Lakeside.

- 1 - First letter for trash (Oakdale) Home on Shoreline (Lot 374) – approved
- Garage (Lot 241) on Houston - approved
- Portable greenhouse (Lot 97) on N. Lakeside - approved

COMMITTEE REPORTS

Architectural Review

The following applications were received in April, 2022:

Maintenance & Safety

A pot hole repair request was submitted to Commissioner Nettuno.

Community Relations

The Association newsletter was published April 12, 2022, via email, Association Facebook, and Association website. The financial reports and meeting minutes were updated on the website thru April, 2022.

Executive Session

The Board moved into Executive Session at 9:48 A.M. At 10:05 A.M. the Board returned to Open Session. A motion was made in Open Session by Petie Grant and seconded by Peter Thrasher to turn over account No. 2022-01 to the Association attorney for collection.

The Board returned to Executive Session at 10:07 A.M. At 10:08 A.M. the Board returned to Open Session. A motion was made in Open Session by Gail Miller and seconded by Petie Grant to turn over account No. 2022-02 to the Association attorney for collection.

With no further business, the meeting was adjourned at 10:11 A.M.

Respectfully submitted,
Gail Miller, President