

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

July 8, 2023 / 9:00 A.M.

ATTENDANCE

Directors present were Marcy Metz, Gail Miller, Will Breaux, Fay Earls, Danny Washington, Mike Newell, Kelly Scott, and Steve Null. Also present was Mandy Smith, Administrative Assistant.

Absent were Mary Kinsel, Tommy Green, and Petie Grant.

CALL TO ORDER

The meeting was called to order at 9:03 A.M.

PROPERTY OWNERS (MEMBERS) & VISITORS/COMMENTS

Present was Carl Balch.

VOTING OF DIRECTOR POSITIONS

The Board of Directors voted for the positions each Director will hold. The following was done:

President: Gail Miller Nominated by Fay Earls and seconded by Kelly Scott. Motion carried.

Vice President: Will Breaux Nominated by Gail Miller and seconded by Danny Washington. Motion carried.

Treasurer: Marcy Metz Nominated by Gail Miller and seconded by Fay Earls. Motion carried.

Secretary: Petie Grant Nominated by Gail Miller and seconded by Fay Earls. Motion carried.

Deed Restriction Chair & Co-Chairs: Petie Grant, Danny Washington, & Tommy Green. Nominated by Gail Miller and seconded by Fay Earls. Motion carried.

Maintenance & Security Chair & Co-Chairs: Tommy Green, Steve Null, & Mike Newell. Nominated by Gail Miller and seconded by Danny Washington. Motion carried.

Community Relations: Petie Grant Nominated by Gail Miller and seconded by Fay Earls. Motion carried.

Other Board Members will continue to voluntarily serve in a Directors capacity.

READING OF MINUTES

The minutes from the May 13, 2023, Board meeting were presented for review. A motion was made by Gail Miller and seconded by Steve Null to approve the minutes for May 2023 as presented. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's reports for May and June 2023 were presented. A motion was made by Steve Null and seconded by Mike Newell to approve the reports for May and June 2023 as presented. Motion carried unanimously.

OLD BUSINESS

- The equipment for the cameras at the entrance to the neighborhood is located inside the VFD office. Due to limited access by the Association it was suggested that the cameras be turned over to the VFD, and if there is an issue that arises that the Association needs to review footage they will be allowed to do so. A motion to make this change was made by Gail Miller and seconded by Steve Null. Motion carried unanimously.
- The boat launch parking area needs regrading. A quote for this work will be obtained to be discussed at the next meeting. A motion to approve getting this quote was made by Fay Earls and seconded by Gail Miller. Motion carried unanimously.

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NEW BUSINESS

- At the Annual Meeting a property owner inquired as to the percentage of full-time residents versus part-time or investors. Based on addresses 41% are full-time residents.
- Briefly reviewed Annual Meeting. Attendance was better this year, and we hope to see that continue as the Association and the VFD work together to increase community involvement. Discussed the possibility of electronic voting for next year. Also discussed payment method of dues which include check or money order, bill pay through your bank, Zelle, or debit/credit card.
- The 88th Texas Legislative Session has concluded. The bills that passed will go into effect September 1, 2023. Many bills did not pass, including the infamous “chicken bill”. The Board will get the proper paperwork for the ones that did pass including our collection process.
- Property owners need to remember there is no swimming at the boat launch area. It is not a safe place to swim.

COMMITTEE REPORTS

Architectural Review Committee Report

There were three applications received and approved in May and June.

Maintenance & Safety

- The increase in suspicious activity in the neighborhood was discussed. It is advised that property owners keep items locked up and install cameras if possible.

Community Relations

Executive Session

The Board moved into Executive Session at 10:20 A.M.

Summary of Executive Session Meeting for June 8, 2023

Properties were inspected June 30, 2023. A report was prepared of violations observed on that day, along with the status of property violations that are still unresolved as of that day. The following deed restriction violation correspondence was sent July 2023:

First letter sent for property clean up (N. Lakeside)
First letter sent for property clean up (Tall Timbers)
Two Certified letters sent for inoperable vehicles (Tall Timbers)
Certified letter sent for clean up (Lakeside)
Certified letter sent for inoperable vehicle (N. Lakeside)
Letter sent for mowing (W. Lakeside)
Letter sent for mowing (Mary)
The following received courtesy mowing letters or emails:
W. Lakeside, Hilltop, Shoreline

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

Respectfully submitted,
Petie Grant, Secretary