

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

April 11, 2026 / 9:00 A.M.

ATTENDANCE

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

CALL TO ORDER

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

PROPERTY OWNERS (MEMBERS) & VISITORS/COMMENTS

Present were Jim Maraist, Bruce Tharp, Artur Szymanski and Rebecca Morres. Mr. Maraist addressed the Board again on the proposition of saying the Pledge of Allegiance before the monthly meetings. Ms. Miller again said that we say the pledges at the annual meeting and there is no need to do them at every monthly meeting. Discussion was held between the Board members on whether this should be done or not with majority push towards doing it. A motion was made by John Meehan to say the Pledge of Allegiance and the Pledge to the Texas flag prior to the meetings. Tony Homan seconded the motion. Those in favor were Tony Homan, Darin Smith, Tommy Green, John Meehan, Marcy Metz, and Steve Null. Those who were opposed were Gail Miller and Petie Grant.

At this time Gail Miller resigned her position as a Board Member effective immediately.

MEETING MINUTES

The minutes of March 14, 2026, Board meeting were presented for review. A motion was made by Petie Grant to approve the minutes as presented. Steve Null seconded the motion with the premise of amending them to include the discussion regarding the Pledge. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for March 2026 was presented by Marcy Metz. A motion was made by Darin Smith and seconded by Tony Homan to approve the report as presented. Motion carried unanimously.

OLD BUSINESS

- The Board discussed whether there is a need for additional street lights at the end of Mary Dr and the corner of N. Lakeside and Lakeside Dr. There is currently one light at the last house on Mary Dr so a motion was made by Steve Null to not install an additional light at the end of Mary Dr. Tony Homan seconded the motion. Motion carried unanimously. The Board was not certain of the need for a new light at N. Lakeside and Lakeside Dr. so this will be put on the agenda for the May 2026 meeting to provide the Board members an opportunity to assess the need.

NEW BUSINESS

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- The previous contractor has agreed to mow the boat ramp areas and the entrance of the subdivision on an as needed basis. This will include any weed eating and spraying of weeds as needed. Due to the high cost of hiring a crew to mow, it was discussed that at this time we will only mow this portion of the neighborhood. Property owners are encouraged to maintain the easement in front of their property if they do not already do so.
- The position of Vice President became vacant with Will Breau selling his property in the neighborhood. Petie Grant nominated Marcy Metz to serve as Vice President until after the Annual Meeting when positions will be voted on again. Tommy Green seconded the motion. Motion carried unanimously.
- Annual meeting planning was discussed. It was agreed upon that there will be no invites sent to county officials this year. There will be light food and water and coffee. The special assessment was discussed, and it was agreed unanimously that it would remain the same as 2025-2026 at \$55.
- There is no burn ban in effect, however, the ground is still dry. Please exercise caution when burning.

COMMITTEE REPORTS

Architectural Review Committee Report

Applications received and approved in March 2026:

Lots 575-576 Tall Timbers – New Carport

Maintenance & Safety

Community Relations

Meeting was adjourned at 9:49 A.M. The Board moved into Executive Session at 9:58 A.M.

Summary of Executive Session Meeting for April 11, 2026

Two new violations were discussed, along with repeating violations. Five letters for violations on Hilltop, Shoreline, Lakeside and N. Lakeside are being sent out. Thirteen courtesy letters for mowing are being sent out.

With no further business, the meeting was adjourned at 10:13 A.M.

Respectfully submitted,
Petie Grant, Secretary

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