

# **SJC Lakeside Village Property Owners Association, Inc.**

Board of Directors / Minutes Monthly Meeting

February 8, 2025 / 9:00 A.M.

## **ATTENDANCE**

Directors present were Gail Miller, Fay Earls, Will Breaux, Petie Grant, Steve Null, Tommy Green, Darin Smith, and Marcy Metz. Absent were Kelly Scott and Scott Huckabee. Also present was Ann Young, Architectural Control 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, Mabel Williams, Ron Emberton, John Andrews, and Sharon Heald.

## **READING OF MINUTES**

The minutes from the November 9, 2024, Board meeting were presented for review. A motion was made by Steve Null and seconded by Petie Grant to approve the minutes for November 2024 as presented. Motion carried unanimously.

## **MANAGEMENT/TREASURER'S REPORT**

The Management/Treasurer's reports for November and December 2024, and January 2025 were presented by Marcy Metz. A motion was made by Fay Earls and seconded by Darin Smith to approve the reports for November and December 2024, and January 2025 as presented. Motion carried unanimously.

## **OLD BUSINESS**

- A review of 2024 was presented by Gail Miller. The review included all of the clean-up done by Board members and property owners at the boat ramp due to the floods, updated sign at the information center, deed restriction sign at the entrance, and two roads being repaved by San Jacinto County.

## **NEW BUSINESS**

- The parking area at the boat ramp is taking priority over the electricity to the signs at the entrance. The electricity is being tabled for now and will be readdressed at a later time. There are several ways to repair the parking area and quotes will be obtained for each one. These include a cement treated base, asphalt, and crushed limestone. Once these quotes are received the Board will discuss again what funds will be used or if a special assessment will need to be voted on at or before the Annual Meeting. Keeping dues low for property owners is priority, however inflation is making it difficult to keep our amenities nice with the limited funds being collected. A vote by the Board on how to proceed will be taken at the March Board of Directors meeting.

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- Property owners were asked to report any street light outages or the need for additional lighting by emailing the office.

## **COMMITTEE REPORTS**

### **Architectural Review Committee Report**

Applications received in November and December 2024 and January 2025:

Carport on Lot #620 on Oakdale

Extension on carport on Lot #531 on Mary

Carport on Lot #369 on Oakdale

### **Maintenance & Safety**

A pipe at the fish cleaning station busted due to the freeze and was repaired by Tommy Green.

A property owner reported a trespasser that was caught on his cameras reinforcing the need for property owners to have cameras and keep an eye out.

### **Community Relations**

We continue to put any updates on Facebook

### **Executive Session**

Meeting was adjourned at 10:01 A.M. The Board moved into Executive Session at 10:11 A.M.

### **Summary of Executive Session Meeting for February 8, 2025**

Letter for disrepair on Michaels Ln

Properties on watch list include Lakeside Dr, Hilltop, Oakdale, and Shoreline

With no further business, the meeting was adjourned at 10:34 A.M.

Respectfully submitted,  
Petie Grant, Secretary