

SJC Lakeside Village Property Owners Association

Board of Directors / Minutes Monthly Meeting

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

ATTENDANCE

Directors present were Petie Grant, Tony Homan, Jim Maraist, Raymond McCann, John Meehan, Marcy Metz, Steve Null, Darin Smith, Jerry Wainscott, and Danny Washington. Absent was Fay Earls. Also present was Mandy Smith, Administrative Assistant.

CALL TO ORDER

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

PROPERTY OWNERS (MEMBERS) & VISITORS

Present were Ed Martin, Mabel Williams, James Savoy, and Bruce Tharp.

MEETING MINUTES

The minutes of May 9, 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. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's reports for May and June 2026 was presented by Marcy Metz. A motion was made by Darin Smith and seconded by Jim Maraist to approve the report as presented. Motion carried unanimously.

ELECTION OF NEW OFFICERS BY DIRECTORS:

The Board of Directors voted for the positions each Director will hold. The following was done: President: Steve Null was nominated by Jerry Wainscott. John Meehand seconded this. Marcy Metz was nominated by Darin Smith. Petie Grant seconded this. All in favor of Steve Null were Steve Null, John Meehan, Danny Washington, Jerry Wainscott, Jim Maraist, and Raymond McCann. All in favor of Marcy Metz were Marcy Metz, Petie Grant, Darin Smith, and Tony Homan. Majority vote went to Steve Null.

Vice President: Marcy Metz was nominated by Petie Grant. Darin Smith seconded this. Jerry Wainscott was nominated by John Meehan. Jim Maraist seconded this. All in favor of Jerry Wainscott were Steve Null, John Meehan, Danny Washington, Jerry Wainscott, Jim Maraist, and Raymond McCann. All in favor of Marcy Metz were Marcy Metz, Petie Grant, Darin Smith, and Tony Homan. Majority vote went to Jerry Wainscott.

Secretary: Marcy Metz was nominated by Jerry Wainscott. There was no second therefore motion failed. Petie Grant was nominated by Darin Smith. Tony Homan seconded this. Jim Maraist was nominated by John Meehan. Steve Null seconded this. All in favor of Petie Grant were Darin Smith, Tony Homan, Marcy Metz and Petie Grant. All in favor of Jim Maraist were Steve Null, John Meehan, Danny Washington, Jerry Wainscott, Jim Maraist, and Raymond McCann. Majority vote went to Jim Maraist.

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Treasurer: Marcy Metz was nominated by Tony Homan. Jerry Wainscott seconded this. Motion carried unanimously.

Two (2) of the seven (7) positions that were filled at the 2026 Annual Meeting were for one (1) year terms. Jerry Wainscott and Raymond McCann both volunteered to accept the one (1) year term. Jim Maraist, John Meehan, Marcy Metz, Steve Null, and Danny Washington will all serve a two (2) year term.

Directors were appointed to Committees as follows:

Petie Grant nominated herself and Danny Washington was nominated by Petie Grant for the Deed Restriction Committee. This was not opposed by any member.

Danny Washington was nominated by Tony Homan and John Meehan nominated himself for the Maintenance and Security Committee. This was not opposed by any member.

Petie Grant nominated herself, Darin Smith was nominated by Tony Homan, and John Meehan nominated himself for the Community Relations Committee. This was not opposed by any member.

OLD BUSINESS

- The Annual Meeting was discussed. Meeting went as planned. There were no discussions from property owners. The vote was held and new directors were presented. It was a quick meeting that went well.
- The entrance signs are almost complete. The additional lights still need to be installed but they are lit up and very visible at night as they are. Installation of the lights will be coordinated and completed as soon as schedules permit.
- The piers located at the front boat ramp were discussed. A quote was obtained by Tommy Green that included the options of replacing one or both piers, repairing one or both piers, or tearing out and hauling off both piers without replacement. The Board discussed whether the piers are needed and if they add value to the neighborhood. The water at the piers is only about a foot deep when there is water making the ramp unusable most of the time or only by certain boats. The decision was made to tear out the piers. The Board will obtain more quotes to get the best price on tearing both piers out and will discuss again at the August meeting.
- The mowing of the subdivision was discussed. Johnny Arnold is continuing to mow the boat ramp area and the entrance to the subdivision. Petie Grant and Steve Null both commented that property owners have been doing a good job keeping the right of ways in front of their property mowed with some of them going beyond that. At this time the mowing will remain just maintaining the boat ramp and the entrance and will continue to be monitored.

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NEW BUSINESS

- The terminology of special assessment and maintenance fee usage was discussed. Steve Null referenced the By-Laws and Texas law stating that the Association is permitted to raise the maintenance fee without amending the By-Laws or Deed Restrictions through a vote by Members at the Annual Meeting. The term Special Assessment is generally used for specific projects such as boat docks, etc. and can be voted on at the Annual Meeting or by calling a special meeting. A 10% quorum of Property Owners is required in order to vote on the matter. The \$55 per lot special assessment that was voted on at the June 2026 Annual Meeting can be carried over to subsequent years without the need of a vote. Should the Board find it necessary to raise the maintenance fee higher than the \$55 it can be voted on again and if it fails, it will remain at the current \$55.
- The use of cameras at the boat ramp was discussed. Danny Washington requested access to the cameras. He is on the Maintenance and Security Committee and the Deed Restriction Committee so access can be given to him. Jamie Groskopf was able to supply the Association with a connection to fiber at the camera location. Prices for cameras compatible with Wi-Fi will be obtained and this will be discussed further at the August meeting.
- The Board discussed the damage that was done to the pavilion by a property owner. The damage will be assessed and possibly quotes obtained for repairs if it is not something volunteers can do. Discussion will be had with the property owner regarding financial responsibility. At this time Marcy Metz addressed the Board with the reminder that any time an email is sent out by a Board member to other Board members regarding POA business, that all Board members and Mandy Smith, Administrative Assistant need to be included in the email.
- The posting of the election results including the actual vote count was discussed. John Meehan feels that the Board needs to be fully transparent and post the number of votes received by each nominee stating there is no reason not to. Marcy Metz commented that this issue had been discussed previously and the decision to not post was based off possible embarrassment and that there was no need to post since it was public information should a property owner request the information. John Meehan made a motion that the vote count be added to the July quarterly Newsletter each year. Jim Maraist seconded the motion. All in favor were Jerry Winscott, Jim Maraist, Danny Washington, Raymond McCann, and John Meehan. Opposed were Marcy Metz, Petie Grant, Darin Smith, and Steve Null. Motion carried.
- At this time Steve Null addressed the Board. He wanted to let the Board know that he will be running things differently as the newly elected President. He wants Board involvement and all things are open for discussion. He feels that if a topic is important to an Association member, then it is important for him to hear what they have to say. He wants the Board to be vigilant in taking care of the neighborhood as this is what they were elected to do.

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COMMITTEE REPORTS

Architectural Review Committee Report

Applications received and approved in May & June 2026:

Lots 113 - Carport

Lot 538 – Doublewide

Lot 556 – Doublewide

Lot 238 – Carport & Home

Lot 326 - Carport

Maintenance & Safety

Community Relations

Meeting was adjourned at 11:02 A.M. The Board moved into Executive Session at 11:14 A.M.

Summary of Executive Session Meeting for July 11, 2026

Two letters for violations on Oakdale and N. Lakeside are being sent out.

With no further business, the meeting was adjourned at 11:41 A.M.

Respectfully submitted,
Jim Maraist, Secretary