

SJC LAKESIDE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

P. O. Box 334 / Phone (936) 891-5132 / Riverside, TX 77367

ANNUAL MEETING MINUTES

980 North Volunteer Fire Station / 30 Lakeside Drive, Huntsville, TX

June 11, 2022

The Annual Meeting of the SJC Lakeside Village Property Owners Association was held Saturday, June 11, 2022, at the 980 North Volunteer Fire Department. Registration was from 10:30 – 11:00 A.M.

After verification of a quorum of membership (including 21 voting members present, 37 represented by absentee ballot, 1 represented by proxy ballot, for a total of 59 represented) President Gail Miller called the meeting to order at 11 a.m. and introduced the current SJC Lakeside Village Board of Directors. Directors present were Charles "Chuck" Cloe, Fay Earls, Petie Grant, Tommy Green, Marcy Metz, Gail Miller, and Danny Washington. Directors absent were Steve Null, Kelly Scott, and Peter Thrasher. Also present was Ann Young, Administrative Assistant.

Visitors present were Constable Alvin Wyatt and Judge Greg Magee.

MINUTES

The minutes of the June 12, 2021 annual meeting were presented. A motion was made by Petie Grant and seconded by Fay Earls to approve the minutes. The motion carried.

PRESIDENT'S REPORT (Gail Miller)

Ms. Miller thanked property owners for their attendance and the Board of Directors for volunteering their time to manage the operations of the Association. Property owners were invited to attend the regular monthly board meetings that are held the second Saturday of each month at 9:00 A.M. (except in December). The current Board of Directors were introduced along with the offices they hold as follows: Gail Miller, President, Petie Grant, Vice-President and Deed Restrictions, Fay Earls, Treasurer/Secretary, "Chuck" Cloe, Maintenance & Safety, Tommy Green, Deed Restrictions and Maintenance & Safety; Marcy Metz, Director, Steve Null, Maintenance & Safety, Kelly Scott, Director, Peter Thrasher, Director, Danny Washington, Deed Restrictions and Maintenance & Safety.

PUBLIC FORUM

One property owner complained that there needs to be new deed restrictions for the subdivision. Ms. Miller explained that a revision to the deed restrictions has been attempted twice and failed. In order for deed restrictions to be revised, there has to be a 51% majority vote from all property owners from all five (5) sections of Lakeside Village to approve a change. If one section fails to reach a 51% majority vote, all sections fail. The established deed restriction enforcement policy is followed in the attempt to resolve all violations. The Association has the cooperation from most property owners; however, there are several properties where compliance is an issue. The Association conducts a monthly deed restriction violation inspection of all properties in Lakeside Village.

Constable Wyatt and Judge Magee both presented an explanation of how the nuisance complaint process works, and that they have handled a number of nuisance complaints from Lakeside Village. The County nuisance deputy that has been working with Lakeside Village was killed while on duty recently and this is presented a delay in the process of these complaints.

Constable Wyatt presented information concerning the status of nuisance complaints, including dog issues and how those should be handled. Nuisance violations are violations of the law and can be filed with law enforcement. Deed restrictions are not violations of the law; they are violations of the established covenants of the subdivision. Each has a process. Issues with animals should be directed to the designated county animal control deputy. The non-emergency number for the sheriff's office is (936) 653-4367.

Another property owner asked why Commissioner Nettuno never attends Lakeside Village Board meetings so that he can explain why the roads in Lakeside Village are never fixed. Ms. Miller responded that Commissioner Nettuno attends the monthly Board meetings frequently to offer assistance and hear issues that he might be able to address. Additionally, the Association submits a quarterly pot hole report to the Commissioner, and he promptly sends work crews out to make repairs. Commissioner Nettuno works on the neighborhood county roads within his limited budget. Lakeside Village enjoys better roads than many other subdivisions in the precinct. Constable Wyatt drives all roads in Precinct 4 and agreed that the roads in Lakeside Village are better than most. Several other property owners who have lived in Lakeside Village for many years gave their support for the work that Commissioner does for this precinct.

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A property owner suggested the Association hire a single trash service company and pass the cost to property owners. He suggested this would help keep the roads in better repair. Ms. Miller explained the cost of such a service would significantly raise the annual maintenance fees for property owners. Since Lakeside Village is only partially populated with homes, this cost would be passed to property owners who have no need of a trash service.

A new property owner explained to the audience that the special assessment being recommended by the Board is very small compared to all the surrounding subdivisions he has investigated. It has been his experience to live in a subdivision where the managing Association went bankrupt and no restrictions or services were able to be provided. The subdivision quickly became run down.

A property owner asked how the new mowing contractor was performing. Ms. Miller explained that after each of the first two mowings, the contractor was advised of the areas that did not conform to the contract. Before the beginning of the third mowing the contractor was advised that the contract was very specific about the width of grass that is to be mowed and an inspection to ensure compliance would be performed prior to payment. Upon inspection, the contractor had complied with the requirements of the contract. Some property owners also compared the mowing that was done last year with the mowing being done now. The previous contractor, who lived in Lakeside Village, went well beyond what was required in the contract and many property owners became accustomed to the extra nice work being done.

Judge Magee addressed the members thanking them for their support of his 47 years of service to San Jacinto County. This tenure includes four years as deputy sheriff, nine years as constable of Precinct 4, and 24 years as Justice of the Peace for Precinct 4. Judge Magee announced his upcoming retirement.

FINANCIAL REVIEW

A financial summary was provided to those in attendance showing beginning and estimated ending balances for all accounts as well as projected allocations through the end of the fiscal year June 30, 2022.

Ms. Miller reviewed the proposed budget for the new fiscal year and explained how the special assessment is needed. Collection of maintenance fees have never been 100%. The Board always considered that many families who own property in Lakeside Village are on fixed incomes. The recommended budget is always kept as trim as possible, but yet enough to maintain a certain level of service.

NEW BUSINESS

Proposed Special Assessment

Members were asked to consider approving a special assessment in the amount of \$44 per lot. The purpose of the special assessment is to supplement the base maintenance fee and provide adequate funding for basic operations of the Association.

Fire Fund

Ms. Miller explained the benefit of having a fire department located in the subdivision. All members of the fire department are volunteers. Petie Grant, President of the 980 North VFD, accepted a check from the Association for the fire funds that were collected during the fiscal year July 1, 2021 through June 30, 2022 in the amount of \$6,295.13.

Members were asked to consider voting again in favor of approving an annual fire fund in the amount of \$12 per lot, with a cap at \$36 for property owners who own more than three (3) lots.

Election of New Directors for 2022-23

Declared nominees were introduced and members present were instructed to cast their ballots.

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VOTING RESULTS AND INTRODUCTION OF NEW DIRECTORS FOR 2022-23:

The following election results were presented:

Special Assessment of \$44 per lot: FOR 46 / AGAINST 10

Fire Fund \$12 per lot (up to 3 lots): FOR 54 / AGAINST 2

Five (5) Board Members (Directors) were elected as follows:

Tommy Green, Marcy Metz, Mike Newell, Steve Null, Kelly Scott. These Directors will serve a 2-year term each.

With no further business, the meeting was adjourned at 12:05 P.M.

Respectfully submitted,

Fay Earls, Secretary