

## Notice of Annual Property Owners Meeting and Election for

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

P.O. Box 334, Riverside, Texas 77367 / (936) 891-5132 / email: [eayoung@windstream.net](mailto:eayoung@windstream.net)

Website: [www.lsvpoa.com](http://www.lsvpoa.com)

The annual meeting of the Lakeside Village Property Owners Association (the Association) will be held **Saturday, June 11, 2022** at 11:00 a.m. at the 980 N. Volunteer Fire Station. Doors will open for registration beginning at 10:30 a.m. The meeting will be called to order promptly at 11:00. Your participation is very important in order to make decisions regarding the operations of the Association.

### ***Proposed Topics for Vote***

#### **1. Election of Directors**

There will be vacancies on the Board of Directors for five (5) members to fill a two-year term each.

#### **2. Annual Special Assessment**

Since 2011, the Association has needed a special assessment in order to maintain the current level of basic operations. Therefore, the Board of Directors is recommending approval of a special assessment in the amount of **\$44** per lot. This assessment will be valid only for the July 1, 2022-June 30, 2023 fiscal year. This amount will allow the Association to continue funding daily operations such as mowing, utilities, contract wages, general maintenance and repairs, taxes, insurance, etc.

#### **History**

In 1982, when the Lakeside Village POA was established, maintenance fees in the amount of \$36 per lot per year were written into the Association deed restrictions. Those fees have never been increased because the deed restrictions have never been revised. (According to the ***U.S. Inflation Calculator***, \$36 is equivalent to \$107 today.) Please consider voting **FOR** the Special Assessment on your ballot. If approved, the total amount collected for the fiscal year would be: Base maintenance fee \$36, plus the Special Assessment \$44 plus the fire fund \$12.

#### **3. Fire Fund**

The 980 N. Volunteer Fire Department located in Lakeside Village is asking members to contribute \$12 per lot with a cap of \$36. Property owners who have 4 or more lots will not pay more than \$36 for the fiscal year. The fire fund was established in 1991 by property owners to help support the needs of the volunteer fire department. The fire department has become an important asset to this area. The fund provides a critical supplement to the small annual budget provided by the county.

**This year:** Doors will open at 10:30 a.m. for registration. Snacks will be served.

#### **Voting options**

- Vote in person at meeting;
- Vote by absentee ballot or by proxy ballot:
  - Mailed or emailed to Association at [eayoung@windstream.net](mailto:eayoung@windstream.net); or
  - Put in Association Drop Box located at 130 Marla Circle

**Member Meeting and Election  
June 11, 2022**

**PROPOSED AGENDA**

1. Call to order at 11:00 a.m.
2. Read and approve the annual meeting minutes from June, 2021
3. Public Forum:  
Comments from members who signed up to speak, limited to three minutes each
4. Financial Review
5. New Business
  - Nominations for board directors for expiring terms
  - Proposed special assessment
  - Proposed fire fund
6. Election and vote
7. Voting results
8. Introduction of newly elected directors
9. Closing comments
10. Meeting is adjourned.

**Instructions and Information**

1. Property owners (members) will sign in.
2. Members who want to address the board or the membership on any item not on the posted agenda must sign in on a separate sheet provided by the presiding director indicating the topic they wish to discuss.
3. No motions may be accepted or action taken on issues brought up at the meeting from the floor. All action items (items requiring a vote) must have been included on the posted agenda. During the meeting, members can request that items be placed on the agenda for future annual (or special) members' meetings or for the future regular monthly meetings of the board of directors. This limitation is required by the public notice requirements of the Texas Open Meetings Act and is not an attempt to limit any member's access to the board of directors or the membership.

**ABSENTEE BALLOT**  
SJC LAKESIDE VILLAGE PROPERTY OWNERS' ASSOCIATION  
P.O. Box 334, Riverside, Texas 77367 / (936) 891-5132  
ANNUAL MEETING  
SATURDAY, JUNE 11, 2022

***Complete and return  
this form in the "Ballot  
Envelope" if you want  
to vote but will not  
attend the meeting.***

I, (we), \_\_\_\_\_ Owner(s) of Lot(s) # \_\_\_\_\_, in Lakeside Village subdivision, hereby submit this Absentee Ballot for the annual meeting of the Members of the SJC Lakeside Village Property Owners Association to be held on Saturday, June 11, 2022 at the 980 N. Volunteer Fire Station. ***The property owner must sign the absentee ballot, or it will not be valid.*** Ballots must be received by the Association no later than Friday, June 10, 2022. Mail ballot in the enclosed envelope to: SJC Lakeside Village POA, P.O. Box 334, Riverside, TX 77367. Ballots may also be scanned and emailed to the Association at eayoung@windstream.net, or delivered to the Association Drop Box located at 130 Marla Circle.

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

**I, (we) HEREBY VOTE IN THE FOLLOWING MANNER:**

1. Approval of Special Assessment of \$44 ☐ FOR ☐ AGAINST
2. Approval of Fire Fund of \$12 ☐ FOR ☐ AGAINST
3. Vote for Board of Directors (VOTE FOR **NO MORE THAN 5**)

DECLARED NOMINEES Listed in Alphabetical Order (BIO for each nominee is enclosed)	
<input type="checkbox"/> Tommy Green	<input type="checkbox"/> Steve Null
<input type="checkbox"/> Marcy Metz	<input type="checkbox"/> Kelly Scott
<input type="checkbox"/> Mike Newell	

- By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals. This means that if there are amendments to these proposals, your vote will not be counted on the final vote of these measures. If you desire to retain this ability, please attend the meeting in person. You may submit an absentee ballot, and later decide to attend the meeting in person, in which case, the in-person vote will prevail.



**ASSIGNMENT OF PROXY**  
SJC LAKESIDE VILLAGE PROPERTY OWNERS' ASSOCIATION  
P.O. Box 334, Riverside, Texas 77367 / (936) 891-5132  
ANNUAL MEETING  
SATURDAY, JUNE 11, 2022

Use this form to  
authorize someone to  
vote in your place  
who will attend the  
meeting. in person.

**INSTRUCTIONS**

**Complete this form only if you want someone who will attend the meeting in person to vote on your behalf as he or she deems worthy.** Write that person's name on the line below. Give this form to that person to carry to the meeting.

**MEETING ANNOUNCEMENT**

The annual meeting of the property owners of SJC Lakeside Village Property Owners Association will be held Saturday, June 11, 2022 at 11:00 a.m. at the 980 N. Volunteer Fire Station.

**ASSIGNMENT OF PROXY**

I, the undersigned, appoint, direct and authorize \_\_\_\_\_, or his/her designee, as my agent and proxy to vote and otherwise represent me on any business at the meeting specified above, and any adjournment or rescheduled meeting thereof, with the same effect as if I were present. ***The blank above must be filled in with a name or with "President/Board of Directors" for it to be valid. If left blank, the Proxy may be counted to make the quorum but not to VOTE.***

This PROXY may be revoked by me at any time, prior to the conclusion of the voter registration portion of the meeting, upon receipt by SJC Lakeside Village POA of a written revocation of Proxy signed by the undersigned.

**SIGNATURE**

Please sign to validate your proxy. Unsigned proxy will not be accepted.

Date: \_\_\_\_\_

Printed Name  
of Property Owner \_\_\_\_\_

Signature: \_\_\_\_\_

Lot #: \_\_\_\_\_

## Bio's

### **Tommy Green** (Section I)

I've lived in Lakeside Village full time since 2012 and was married for 44 years. I retired from the offshore and land drilling industry after 41 years where I held positions as Electrician, Project Manager, Director of Engineering/Technical Services, and the Director of Automation and Controls. I have served on the POA board for two years and feel my background of dealing with multimillion-dollar projects, engineering/technical issues, and people would be a benefit to the board and the people of Lakeside Village.

### **Marcy Metz** (Section IV)

I began serving on the Lakeside Village Board August 2017 and would love the opportunity to continue serving. Sometimes the actions and decisions we face are not always popular. There is no perfect world in which everyone will be pleased with every decision. But please trust me when I say this, we make our decisions with the entire subdivision's best interest at the forefront. My background related to my occupation as an accountant, certified fraud examiner, and volunteerism has given me well rounded knowledge that I feel is useful for the Board.

### **Mike Newell** (Section II)

It is my pleasure to introduce myself. I have been a full-time resident of Lakeside Village since July, 2021. My wife, Monica, and I have been married for 39 years. We have two children and three grandchildren. I retired from the oil and gas industry. I have 50+ years of experience in oilfield maintenance and production. Monica and I owned an oil and gas lease operations company before I transitioned to a Senior Production Foreman for EOG in Fort Worth. In addition, I taught metal urgency-welding techniques for Texas A&M Maritime Division in Galveston. My hobbies are RV traveling and camping, riding my Harley Davidson motorcycle, being an American Legion member, and fishing and hunting.

### **Steve Null** (Section I)

I am a retired police officer from Pasadena Texas (almost 28 years). I am currently a Safety Director for a construction company in the oil and gas industry. My parents, Claude and Patsy Null, purchased our place about 32 years ago on Lakeside Dr. and unfortunately, we lost both of them in 2018 just a few months apart. I have been a part of the community through my parents during that time and I have seen many changes over the years. I have served before as a board of director and president of a HOA in LaPorte, Texas and have a firm understanding of the legal requirements of an organization of this type. I hope that I will be an asset to the board with my previous experiences.

### **Kelly Scott** (Section I)

My permanent residence is Montgomery County, but we have owned second homes on or near the Trinity River since 2007. We own a home and four lots in Carolina Cove (not waterfront) and purchased our property in Lakeside Village in 2012. I am a graduate of Sam Houston State University with a Bachelor of Business Administration and a Master of Business Administration. I have worked in the insurance industry since I graduated in 1999. I owned my own Employee Benefit consulting firm for 10 years before selling it in 2017 to my current employer, One Digital Health and Benefits. My husband Steve, and I have been married for 14 years and have two children, Lane 13, and Briley 10. Steve and I plan to move permanently to the river once our children are out of school.



Financial Summary  
July 1, 2021 - June 30, 2022

Beginning Register Balance July 1, 2021				33,636.29	
* Projected Income July 1 - June 30, 2022				49,746.56	
			Sub Total	83,382.85	
				Total Estimated Expenses Thru June 30	Proposed New Budget 2022-23
Expenses					
<b>ADMINISTRATION</b>					
Computer & Software				227	200
Consumable Office Supplies				1,357	1,000
Contract Wages/Admin. Assst.				11,200	12,000
Phone & Internet				2,084	2,100
Postage & Box Rent				746	1,000
Website				0	-
<b>OPERATIONS</b>					
Accounting & Professional Fees				168	200
Contract Mowing				9,325	12,600
Directors' Liability Insurance				3,000	3,000
General Liability Insurance				6,773	7,000
Legal (Corporate)				2,867	3,000
Property Taxes				137	150
Repairs & Maintenance				970	500
TRA Shoreline Fee				160	165
Utilities				7,313	7,500
Transfer Collected Fire Funds to VFD				6,200	6,200
<b>COLLECTION EXPENSE</b>					
Legal (Foreclosure, Atty)				0	1,000
Other (Copies, Filing Fees, PayPal				275	300
Postage)					
2021-22	Total Annual Expenses			52,802	
	*Projected Ending Register Balance 6/30/22			30,578	
2022-23	Proposed Budget				57,915