

SJC LAKESIDE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.
P. O. Box 334 / Phone (936) 222-5732 / Riverside, TX 77367
ANNUAL MEETING MINUTES
980 North Volunteer Fire Station / 30 Lakeside Drive, Huntsville, TX
June 14, 2025

The Annual Meeting of the SJC Lakeside Village Property Owners Association was held Saturday, June 14, 2025, at the 980 North Volunteer Fire Department. Registration was from 10:30 – 11:00 A.M.

After verification of a quorum of membership (including 23 voting in person, 47 represented by absentee ballot, 2 represented by proxy ballot, for a total of 72 represented) President Gail Miller called the meeting to order at 11 a.m.

INTRODUCTION OF SPECIAL GUESTS

Ms. Gail Miller recognized the 980 North Volunteer Fire Department Chief Jason Butschek. Chief Butschek recognized members that were present including John Meehan, Mabel Williams, Danny Washington, Petie Grant and Ann Young.

MINUTES

The minutes of the June 8, 2024, annual meeting were presented. A motion was made by Petie Grant and seconded by Will Breau to approve the minutes. The motion carried.

PUBLIC FORUM

Ms. Miller thanked property owners for their attendance. She thanked Will Breau for the handling of the food again this year. There were no questions or comments from property owners at this time.

FINANCIAL REVIEW

A financial summary was presented by Marcy Metz showing the beginning and estimated ending balances for all accounts as well as projected allocations through the end of the fiscal year June 30, 2025. Ms. Miller reviewed the proposed budget for the new fiscal year. The reason for the \$5 increase on the special assessment for a total of \$55 was explained. In order to meet budget it is necessary to raise the special assessment since we cannot raise the \$36 annual maintenance fee that is set in the bylaws. Without the \$55 special assessment we would not have enough to meet budget.

NEW BUSINESS

Nominees

Nominees were presented as follows: Gail Miller, Will Breau, Petie Grant, Fay Earls, Darin Smith, Tony Homan, Jim Maraist, and John Meehan.

Fire Fund

Ms. Miller discussed the need for donations to the VFD. The Department is asking for donations of \$15 per lot with a cap of \$45. It is voluntary, so any amount is appreciated. She discussed how fire departments provide a critical role in the area and are often the lifeblood of the community. Ms. Miller then turned it over to Fire Chief Jason Butschek to speak.

Chief Butschek stated that our county is one of the poorest in the state. The ESD provides some funds but the donations help, and are very much needed, to bridge the gap on expenses and needed equipment. He thanked Scott Huckabee for all he did for the Department during his time as Chief. The Department averages 4 -5 calls per week, sometimes 8 – 10. More than just our area is served by this department. They currently have nine firefighters and four auxiliary members, all are volunteers. Trainings are every Thursday, and anyone is welcome to sign up to help. If you see a member, be sure to thank them for their contribution, their time is invaluable.

Ms. Miller presented the 980 N. Volunteer Fire Department with a check in the amount of \$5,580.79 that was collected on behalf of the Department from property owners through the voluntary fire fund from 6/1/24 through 5/31/25. Fire Chief, Jason Butschek thanked the residents for their support. The donations can still be made to Lakeside Village Property Owners Association but will not be included on the statement with the dues. It can also be made directly to the VFD.

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Introduction of Board Members

Ms. Miller introduced the current Board members: Kelly Scott, Darin Smith, Petie Grant, Marcy Metz, Will Breaux, and Tommy Green, along with thanking Mandy Smith as Administrator for the job she does for the Board and Ann Young as Architectural Control Committee.

Proposed Special Assessment

Members were asked to consider approving a Special Assessment in the amount of \$55 per lot and the following information was provided to support this need: The purpose of the Special Assessment is to supplement the base maintenance fee and provide adequate funding for basic operations of the Association. The annual fee is \$36 with no way to increase this amount. The cost of everything is going up. The Board is becoming more proactive in what we follow up with and because of this our legal expenses are going up. There is a lot going on behind the scenes and due to confidentiality property owners do not see all of this. Due to trying to enforce the deed restrictions our legal fees are going up. The different ways that we try to handle things without legal action was discussed, such as payment plans and nuisance complaints. There are a lot of laws that restrict what the POA can and cannot do which at times increases our expenses. Legally everything must be done in a very specific order and in a very specific way. The process of collections and foreclosures was discussed. The Board acts as a team; no one member can approve or deny anything in the subdivision. In order to maintain the budget, the \$55 special assessment is the minimum amount we need. It was discussed that the reason it is not raised more is we are aware our property owners may not have it in their budget to pay more but at the same time the Board has a responsibility to keep the subdivision nice for all members and be responsible with the money it collects. Our roads are county owned, and our Commissioner Mark Nettuno does a great job doing what he can when he can with repairing our roads and Ms. Miller thanked him for that.

Election of New Directors for 2025-26

Members present were instructed to cast their ballots and tabulators were selected by volunteers.

VOTING RESULTS AND INTRODUCTION OF NEW DIRECTORS FOR 2025-26:

The following election results were presented:

Special Assessment of \$55 per lot: FOR 48 / AGAINST 20

Seven (7) Board Members (Directors) were elected as follows:

Gail Miller, Will Breaux, Petie Grant, Fay Earls, Darin Smith, Tony Homan, and John Meehan. These Directors will serve a 2-year term each, apart from one position to serve a 1-year term. This will be determined at the July meeting when appointing positions for the Board.

With no further business, the meeting was adjourned at 12:11 P.M.

Respectfully submitted,

Petie Grant, Secretary