

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

July 12, 2025 / 9:00 A.M.

ATTENDANCE

Directors present were Gail Miller, Steve Null, Tommy Green, Darin Smith, Marcy Metz, Fay Earls, Will Breaux, Tony Homan, and John Meehan. Absent were directors Petie Grant and Kelly Scott, and Ann Young, Architectural Control Committee. Also present was Mandy Smith, Administrative Assistant.

CALL TO ORDER

The meeting was called to order at 9:01 A.M.

PROPERTY OWNERS (MEMBERS) & VISITORS

Present were Mabel Williams, Jim Maraist, Chris & Desi Marvel, and Jamie Groskopf with LCS Fibercom.

MEETING MINUTES

The minutes of May 10, 2025, Board meeting were presented for review. A motion was made by Fay Earls and seconded by Marcy Metz to approve the minutes for May 2025 as presented. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for May & June 2025 was presented by Marcy Metz. A motion was made by Darin Smith and seconded by Tommy Green to approve the reports for May & June 2025 as presented. Motion carried unanimously.

VOTING OF DIRECTOR POSITIONS

The Board of Directors voted for the positions each Director will hold. The following was done:
President: Gail Miller Nominated by Darin Smith and seconded by Fay Earls. Motion carried.
Vice President: Will Breaux Nominated by Gail Miller and seconded by Fay Earls. Motion carried.
Treasurer: Marcy Metz Nominated by Fay Earls and seconded by Darin Smith. Motion carried.
Secretary: Petie Grant Nominated by Gail Miller and seconded by Tony Homan. Motion carried.

The Deed Restriction duties will continue to be done by Darin Smith with all Board members notifying the administrative assistant of violations. Petie Grant will continue to monitor community relations, and all Board members will continue to watch for any maintenance or security issues or concerns.

OLD BUSINESS

- The Annual Meeting was discussed by Gail Miller. This discussion included the poor turnout of voters vs property owners continuing to be an issue with the possibility of electronic voting being looked at again next year, the fact that the special assessment will need to be addressed next year to help meet budget with the rising costs, and what may need to be taken out of the budget if special assessment is not enough. The food was good again this year and thank you to those that were able to attend or vote.

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NEW BUSINESS

- Jamie Groskopf with LCS Fibercom addressed the Board with information on running fiber optic cables in the subdivision. Information about the company can be found on their website at lcsfiber.com. It is planned to start the installation within 90 days with the completion goal of six months. Service will be available as it is installed and early sign up can be found on the website.
- Texas Legislative changes were made to the 209 code. Ms. Miller addressed the one that will affect our Association which is the change to Architecture Control Committee, who can be on the committee, and how the call and vote is taken for nominees. This will change in September 2025 and our policy on this will need to be rewritten to reflect the changes.
- Ms. Miller discussed the boat launch area and the major flooding again this year. It is being cleaned up by volunteers. Tape was put up to keep people from driving on it, which did help, and the VFD and volunteers helped get it ready for July 4th weekend. There is still cleanup to be done which may involve more help from VFD or paying to have the debris taken away again. Ms. Miller brought up the possibility of looking at booms to put up if we know a flood is coming. We will also look at putting signs up to keep garbage trucks or other large trucks from using the area to turn around in causing large potholes.

COMMITTEE REPORTS

Architectural Review Committee Report

Three applications were received in May and June 2025. One for a new home on N. Lakeside, one for a deck on Oakdale, and one for a garage on Tall Timbers.

Maintenance & Safety

Community Relations

Executive Session

Meeting was adjourned at 10:15 A.M. The Board moved into Executive Session at 10:24 A.M.

Summary of Executive Session Meeting for June 12, 2025

11 Letters for violations on Lakeside, Shoreline, Hilltop, N Lakeside, Oakdale, W Lakeside, Michaels, & Mary

1 Letter for collections on Oakdale

8 Courtesy Letters for mowing on Shoreline, Hilltop, Lakeside, W Lakeside, N Lakeside, and Mary

With no further business, the meeting was adjourned at 10:54 A.M.

Respectfully submitted,
Petie Grant, Secretary