

SJC Lakeside Village Property Owners Association

Board of Directors / Minutes Monthly Meeting

October 10, 2026 / 9:00 A.M.

ATTENDANCE

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

CALL TO ORDER

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

PROPERTY OWNERS (MEMBERS) & VISITORS

Present were Gail Miller, Sheri Wainscott, James Savoy, Bill Travers, Marcie O'Neill, Greg Hurley, Lisa Phillips, Bruce Tharp, Lucas Alviar, and Barbara Johnsen.

Greg Hurley had questions on what the rules of a POA are and how the insurance policy protects against liabilities and how those liabilities are determined. He also questioned when a new dock would be put back on the front ramp. The Board said they need to prioritize mowing at this point and will revisit the dock discussion next year at an undetermined date.

MEETING MINUTES

The minutes of September 12, 2026, Board meeting were presented for review. A motion was made by Jim Maraist to approve the minutes as presented. Petie Grant seconded the motion. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for September 2026 was presented by Marcy Metz. A motion was made by Fay Earls and seconded by Raymond McCann to approve the report as presented. Motion carried unanimously.

OLD BUSINESS

- Steve Null discussed the removal of the docks at the front boat ramp. The work has been completed.
- The new cameras for the main boat ramp are in. Jamie Groskopf needs to install power and a router before cameras can be installed. He will do this as time permits.

NEW BUSINESS

- The Board discussed the possibility of filing our own liens versus having our attorneys do this for us. More research needs to be done before it is decided which direction to take. At this point there was a lot of discussion from the property owners and Marcy Metz reminded them of the rules printed on the Agenda. After further review of the rules it was determined that the rules at the beginning and the end of the Agenda contradict each

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other and need to be revised. Mrs. Metz apologized. Steve Null noted that this will be revised so that property owners are able to voice their concerns at appropriate times during the Board of Directors Meetings.

- A discussion was conducted on printing brochures on sturdier paper and put at the information center for prospective buyers and visitors. Petie Grant made a motion not to exceed \$200 on the printing. Jerry Wainscott seconded the motion. All were in favor except John Meehan. Motion carried.
- There was no other open discussion from Board Members

COMMITTEE REPORTS

Architectural Review Committee Report

Applications received and approved in September 2026:

Lot 81 – Portable Storage Building

Maintenance & Safety

- Two streetlight outages were reported. One at the corner of Teal & Lakeside and one at the main boat ramp
- San Jacinto County is under a burn ban

Community Relations

Meeting was adjourned at 10:07 A.M. The Board moved into Executive Session at 10:21 A.M.

Summary of Executive Session Meeting for October 10, 2026

Two courtesy emails on Oakdale & Michaels and six violation letters on Michaels, S Lakeside, and Shoreline were sent.

With no further business, the meeting was adjourned at 11:21 A.M.

Respectfully submitted,
Jim Maraist, Secretary