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Minutes from September 25, 2025 Board Meeting

1. Call to Order
2. Roll Call
3. Establish Quorum

Public Comments (limit 3 minutes)

Tom Burns: Expressed his complaints concerning lack of communication, zoom meetings stating meetings need to be in person, more transparency & disagrees with adopting policies

Pete Robles: Talked about the importance of following procedure, making decisions based on what is best for the community, keeping personal feelings out of it as well as concerns over some of the policies

Stanley Kazwell Jr.: Stated his concerns with the Grievance Policy, opposed to the fees for resale certificates & transfer fees as well as the resolution on undeveloped Association owned land & urged that all resolutions be defeated.

Michael Mayfield: Expressed he did not agree with the resale certificate or transfer fees for sale of property. Opposed the mowing policy. Mentioned the POA is trying to pass ditch maintenance onto owners. Stated he sees no improvements from the increase in assessments, that the Association was overcharged for pool reno, & wants more transparency as well as in-person meetings.

Standing Items

1. Read & Approve Minutes: Jan stated an amendment was needed to public comment portion to acknowledge Mr. Lynch's concerns related to drainage through the neighboring fish farm. Motion made by Karen, 2nd by Dan, all in favor of approving minutes with amendment.
2. Discuss/Act Roads & Drainage: Clint stated that he & General Manager had a zoom meeting with county officials concerning the possibility of grant sponsorship. Meeting concluded with a follow-up meeting to be scheduled involving County-Wide Drainage.
3. Architectural Appeals: none
4. Discuss/Act on Enforcement Actions: none

5. Discuss/Act on Collections and/or Foreclosure Actions: 3 pending foreclosures

6. Discuss/Act on Budget Amendment: none

Old Business

1. Consider/Act on Policies and Board Resolutions

A. Revised Resolution on Undeveloped Land: Motion to approve made by Dan, 2nd by Tim, all in favor, motion passed

B. Revised Overgrown Lot Maintenance Policy: Motion to approve made by Tim, 2nd by Dan, all in favor, motion passed (grass height in the Overgrown Lot Maintenance Policy 18")

C. Revised Grievance/Complaint Policy: Motion to approve made by Karen, 2nd by Dan, all in favor, motion passed

D. Revised Community-Wide Road, Alley, Easement Policy: motion to table made by Tim, 2nd by Karen, all in favor, motion passed

E. Revised Bid Policy: Motion to approve made by Dan, 2nd by Karen, Dan yay, Jan nay, Karen Yay, Tim Yay, motion passed

F. Resale Certificate Requirements: Motion to approve made by Dan, 2nd by Karen, all in favor, motion passed

2. Consider/Act on obtaining a realtor for the sale of properties: Sec 2 Block C Lot 5 (R11540), Sec 2 Block C Lot 6 (R11541), Sec 2 Block C Lot 12 (R11547) Section 2 Block C Lot 13 (R11548) Section 7 Lot 169 (R12972): Motion to contract with Texas Coastal Properties made by Karen, 2nd by Tim, all in favor, motion passed. Clint to contact Ron Laws broker for Texas Coastal Properties

3. Consider/Act on amending Fee Schedule: Motion made by Karen, 2nd by Dan, all in favor, motion passed

4. Consider/Act on 2026 Community Plans: Discussion was had about plans for 2026 to include boat ramp improvements, refurbishing covered picnic areas at pier & boat ramp, roads & drainage needs

5. Consider/Act on 2026 Budget (rescinded vote to adopt 2025 budget from 9-11-2025 meeting) amend presented budget to reflect moving \$7500.00 from pool yard expense to covered picnic line item bringing budget for pool to \$27,500.00 & covered picnic area line item to \$15,000.00. Motion to approve budget with teh amendment made by Dan, 2nd by Tim, all in favor motion passed

New Business

1. Consider/Act on attorney revision to the following policies due to newly passed legislation

A. Amended-Updated Architectural Review Administrative Policies: Motion to approve by Dan, 2nd by Karen, all in favor, motion passed

B. Amended-Updated Collection Policy: Motion to approve made by Karen, 2nd by Tim, all in favor, motion passed

C. Amended-Updated Policies-Guidelines Regarding Multiple Matters: Motion to approve made by Karen, 2nd by Dan, all in favor, motion passed

2. Consider/Act on extending pool opening to October 31st with reduced hours: Motion to approve made by Karen, 2nd by Dan, all in favor, motion passed

Adjourn

_____ Date: _____
President, Clint Hammonds

_____ Date: _____
Secretary, Jan Park