

**Point La Vista Property Owners Association, Inc.**

**MINUTES – Regular Board of Directors Meeting**

**Meeting date: September 26, 2020**

A regular meeting of the Point La Vista Property Owners Association, Inc. Board of Directors was called and the required notice given pursuant to Article 4.4 of the Bylaws, Notice of Meetings, Texas Property Code and Texas Property Code Section 209.0051-e, Open Board Meetings. The meeting was held on Saturday, September 26, 2020 at the pool pavilion and via telephone conference.

**Five Board members were present** – Charles Fisk-President, W.D. Martin-Vice President, Brian Battle, Tom Craig and Wade Kusler as well as Treasurer-Jane Harvey, Secretary-Greg Harvey and 2 candidates from the postponed July election, James Doster and Brian Buckley.

3 Point La Vista residents were recorded as calling into the conference call.

**President Charles Fisk called the meeting to order at 9:03 am.**

Minutes of the January 18, 2020 board meeting were read. Motion to approve by Brain Battle, 2<sup>nd</sup> by W. D. Martin. Motion Carried.

Minutes of the July 11, 2020 board meeting were read. Motion to approve by Wade Kusler, 2<sup>nd</sup> by W. D. Martin. Motion Carried.

**Jane Harvey presented the Treasurer’s report:**

- Banking:
  - Checking Balance 6/30/20: \$36,612.92 (matches to timing of other financials presented later in the meeting)
  - CD Balance as of 6/30/20: \$27,177.23
- Dues
  - 2020 dues \$76,125 invoiced
  - 2020 dues \$45,300 paid (60%)
  - 2020 dues \$30,825 not paid (40%)
- Sales - 34 lots invoiced in 2020
- Liens - 5 liens released after receiving payment for a total of \$4,605
- Received full refund from Malakoff Community Center for annual meeting (deposit and rental is \$525).
- Adopt-a-Lot – 6 lots adopted in 2020. Will be billed this fall

Tom Craig moved to accept the Treasurer’s Report. 2<sup>nd</sup> provided by W. D. Martin. Motion Carried.

**Greg Harvey presented the Secretary’s report:**

- The new format for the newsletter was generally positively received. All newsletters from this year and last year are posted to the website.
- Website content is growing, with meeting minutes from the last two years, updated links and fees posted.
- We have a Facebook page that had not been used in 10 years. The Secretary and Webmaster both now have the ability to manage it. Going forward looking to promote and leverage it more.

- Email addresses have been updated in our accounting software and are in sync with our email lists. Looking to capture more email addresses and use for more than just newsletters and meeting minutes going forward.

Brain Battle moved to accept the Secretary's Report. 2<sup>nd</sup> provided by Wade Kusler. Motion Carried.

### **Old Business**

Greg Harvey provided an update that the required signage for the boat ramp has been completed.

Update from Charles Fisk on CCR violation regarding Denny's sign was deferred

James Doster provided an update on animal control. Two dogs and 14 puppies have been captured and re-homed. Working on catching another adult black female.

Motion approved by unanimous consent for the Treasurer, Jane Harvey, to send certified letters to 2 owners of lots regarding past due amounts.

Treasurer communicated that we will be reaching out to those owners who have become past due by 2 years before filing liens.

Wade Kusler provided an update on the committee formed to assess and provide options for repair of the Pool Pavilion and Boat dock.

Wade Kusler made a motion to authorize spending up to \$3,000 to have volunteers do the Pool Pavilion work for option to:

- Remove 4 feet on the west side, fix structure, but not level the floor. This will reduce the overall width of the pavilion from 20 ft to 16ft.
- Replace west side wood 4x4 vertical supports with wood 6x6s and jack up the roof as best as possible
- Fix structure on the south side

2<sup>nd</sup> by Brian Battle. Motion Carried.

Greg Harvey volunteered to organize a volunteer effort to do the repair work to the pavilion with the goal to have it complete before pool opening Memorial Day weekend 2021.

Wade Kusler made a motion to authorize spending up to \$1,000 to fix unsafe boards and ladder on the boat dock. 2<sup>nd</sup> by Brian Battle. Motion Carried.

Wade volunteered to organize the work to repair and make safe the boat dock.

### **New Business**

Tom Craig provided an update on contesting the Counties increased assessment of POA owned lots. He was able to get it reduced but not as much as hoped.

Motion approved by unanimous consent to move to 6-month budgets, and to approve the 6-month budget for July-December 2020 as presented by the Treasurer.

In 2012 Texas created a statute that defined the order payments are to be applied to assessed dues, fees, etc. After discussion it was decided that no change was needed in how the POA currently applies payments.

Tom Craig made a motion to raise the transfer fee from \$15 to \$75. 2<sup>nd</sup> by Wade Kusler. Motion Carried

W.D. Martin made a motion to start charging a late fee of \$50 per lot after 60 days, unless you have an approved payment plan setup with the POA prior to the due date. 2<sup>nd</sup> by Tom Craig. Motion Carried

Wade Kusler made a motion to initiate a fee of \$200 when a title company requests a Resale Certificate from the POA. 2<sup>nd</sup> by Brian Battle. Motion Carried

Charles Fisk made a motion to raise the lien filing fee from \$50 to \$100. 2<sup>nd</sup> by Tom Craig. Motion Failed.

Motion from Tom Craig to have 2021 due remain \$150 per lot and no special assessment. 2<sup>nd</sup> by W.D. Martin. Motion Carried.

Decision to approve the overall fee schedule was tabled to the next meeting so updates could be made based on the motions made in today's meeting.

During a discussion on whether to hold the Board election during the Covid-19 pandemic or wait, W.D. Martin resigned (at 10:43am) from the Board citing his previous decision to not run for the Board, his age and many years of service as reasons for no longer wanting to serve.

After a coin toss to choose between the two candidates, the remaining Board members voted unanimously to fill the vacancy with James Doster, who accepted the offer. Brian Buckley (the other candidate) will continue to be involved with Board in an advisory role until the next election in 2021.

Motion by Tom Craig to make Wade Kusler the Vice President 2<sup>nd</sup> by Brian Battle. Motion Carried.

Decision was made to Cancel instead of continuing to postpone the 2020 Annual meeting due to the Covid-19 pandemic and the Texas Governor's executive order limiting gatherings of people to 10 or less. 2019 Fiscal Year financial statements that would have been presented at the annual meeting will be posted to the website.

Brian Battle made a motion to table addressing the pool safety violations 2<sup>nd</sup> by Tom Craig. Motion Carried. James Doster will take point on a plan/options for lighting. Greg Harvey will work on estimates to remedy the remaining violations.

Brian Battle made motion to eliminate the \$700 road fee and to increase the building fee from \$300 to \$1,000 2<sup>nd</sup> by Tom Craig. Motion Carried.

Motion by Wade Kusler to vacate the 1997 Board motion identifying lots on the pond as lakefront lots and reclassify them as non-lakefront. 2<sup>nd</sup> by James Doster. Motion Carried

The board approved through unanimous consent the map of point la vista showing section 1 waterfront lots, section 1 adjacent to/across from waterfront lots section1 interior lots and section 2 lots.

The Map showed the following lot classifications:

Section 1 - Interior Lots: 1-62, 128-158 & Park A, 200-204, 316-362, 383-471, 474, 476, 479, 491-506, 508, 510-531

Section 1 - Waterfront Lots: 68-72, 76A, 77-87, 96-126, 160-199,

Section 1 - Adjacent to/Across from waterfront Lots: 63-67, 73 & 74, 75 & 76, 88-85, 127, 159, 363-382, 472, 473, 475, 477, 478, 480-490, 507, 509

Section 2 Lots: 205-315

After discussion on Malakoff school bus routes in PLV, Charles Fisk volunteered to call Malakoff ISD to address.

After discussion on the performance of our mowing contractor for the front entrance, pool pavilion and boat ramp, Tom Craig volunteered to call them to address our concerns. Treasurer to provide the board with what we are currently being billed.

Motion made by Brian Battle to table discussion on the Roles of the Treasurer and Secretary to the next meeting. 2<sup>nd</sup> by Wade Kusler. Motion Carried.

Charles Fisk Opened the meeting to new business from the floor.

James Doster requested that the POA obtain the annual water quality report from Lakeshore Utility and post it to the website. Tom Craig volunteered to contact them

Charles Fisk raised the point that PLV had intended to enter into a Memorandum of Understanding with Lakeshore Utility that they would not turn on water and/or sewer service for new builds until approval was agreed by PLV. This was never followed through on. Adding as a topic for next meeting.

James Doster raised a prior decision as to having the Henderson County Fire Marshal Post signs about a pending sweep of the community for violations. Jennie Craig volunteered to contact the Fire Marshal and arrange it.

No other topics came before the board; future PLV board meeting date was deferred. Charles Fisk to work with the board to set the next date

**A motion to adjourn the meeting was made by Brian Battle. 2<sup>nd</sup> by Tom Craig. Motion carried.**

The meeting was adjourned at 11:23 a.m.

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Secretary Greg Harvey

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Date of approval

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President Charles Fisk

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Date of approval