

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

**MINUTES – Regular Board of Directors Meeting**

**Meeting date: March 13th, 2021**

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, March 13<sup>th</sup>, 2021 at the PLV tennis court.

**Five Board members were present** – Charles Fisk-President, Wade Kusler-Vice President, Brian Battle, Tom Craig and James Doster as well as the Treasurer-Jane Harvey, and Secretary-Greg Harvey.

20 Point La Vista members recorded their attendance on the sign in sheet.

**President Charles Fisk called the meeting to order at 1:04 pm.**

Minutes of the January 16<sup>th</sup>, 2021 board meeting were summarized. Motion to approve by Tom Craig, 2<sup>nd</sup> by Wade Kusler. Motion Carried.

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

**Checking Account Balance** \$88,495.39 (3/12/21)

**Reserve Money**

CD 6901 Maturing 3/31/2021	\$5,696.31
CD 1927 Maturing 9/22/2021	\$8,784.19
CD 7081 Maturing 11/7/2021	\$12,783.59
<b>Total Funds</b>	<b>\$ 115,759.48</b>

**Late Fee Update:**

Through February 2021 we received 61% of 2021 dues payments compared to 48% at the same point in time 2020.

186 lots have been assessed a late fee

**Liens:**

New liens for 22 owners/31 lots will be filed

**Property Sales:**

So far this year there are ~20 lots that have sold or are pending.

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

Owner Engagement

- Volunteers shutoff water to over 16 houses during the power outage freeze and went door to door on Saturday Feb 20th checking if they needed help or water
- The responses for updated contact information from last fall are now up to 76 owners representing 150 lots (30%)
- We currently have 190 email address of owners for 311 lots!
- A volunteer called 134 lot seriously delinquent owners trying to verify contact information and encourage reaching out to the treasurer to arrange for payment

- Have received the annual boat dock license from TRWD. We had no violations. Need to post it at the boat ramp.

## **Old Business**

1. Update by Tom Craig: on final fall mowing by Givens. Meeting with them within the next two weeks
2. Update by Tom Craig: on entering into a Memorandum of Understanding with Lakeshore Utility on hookups for new homes. No action taken yet due to the power/water outage being a higher priority for community and Lakeshore
3. Update by James Doster on finding owners for guard lights that are out from Oncor. The Guard light program with Oncor is close with no exceptions. It's up to the guard light owner to have them repaired if they wish. Oncor will not share who the owners are with the Association.
4. Update by Greg Harvey on the Pool pavilion repair. Successfully raised the roof back to original height and temporarily supported it. Completed de-construction of the deck and deck structure. Spend to date: \$652 of \$10,000 approved budget. Also noted that lumber prices are at all-time highs!
5. Update by Greg Harvey on replacing Buoy in shared cove with Clearwater Bay: Replacement is complete Total cost was: \$287.65, but we split it with CWB so PLV's portion \$143.83
6. Update by Greg Harvey on meeting with Lawyer. Meeting schedule for March 16<sup>th</sup>. After doing the analysis that found there are 45 lots that owe PLV over \$600 each, are current on their Henderson County Taxes and the properties assessed value is great enough to cover what is currently owed to PLV and estimated legal expenses if we foreclosed. Of the 45 lots Three owners have been identified owning a total 7 lots to pursue first.

## **New Business**

Prior Board Approved Motions was presented by James Doster. No action was taken leaving all prior board approved rules in effect and enforceable.

Potential revisions to the existing rule: "All Construction requires written board approval and submission of the \$1,000 building fee prior to approval being granted" was presented by James Doster. After discussion Brian Battle Made a motion to Table. Motion 2nd by James Doster. Motion Carried leaving the current rule in effect and enforceable.

Brain Battle Moved to Table the following agenda items without discussion:

- Board Members Roles – Raised in January meeting
- Review and Approve plan/costs to address violations of Pool safety code
- Review Officers Liability and Property Insurance policy Limits prior to renewal. Discuss the fact that PLV does not have Property and Casualty insurance coverage.
- PLV has no established policy or fines for CCR Violations. Should we adopt a consistent policy with timings and potential penalties?
- Concerns raised at January meeting & Board working session regarding road repair process
- Concerns raised at January meeting for Adopt-A-Lot policy
- Share conversation with Oncor Lineman regarding circuit capacity and need to work with Oncor to plan as more homes are being built.
- Discuss the need to move our website/email hosting and who can take this on

2<sup>nd</sup> by James Doster, Motion Carried.

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

No new business was raised

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

The meeting was adjourned at 3:00 p.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