

Point La Vista Property Owners Association, Inc.

MINUTES – Annual Meeting

Meeting date: June 26th, 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, June 26th, 2021 at the Malakoff community center.

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.

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

President Charles Fisk called the meeting to order at 10:07 am.

Minutes of the May 22nd, 2021 board meeting were summarized. Motion to approve by Brian Battle, 2nd by Wade Kusler. Motion Carried.

Jane Harvey presented the Treasurer’s report:

Available Funds:

Checking Account Balance	\$83,793.75 (6/24/21)
CD 6901 Maturing 9/29/2021	\$5,700.57
CD 1927 Maturing 9/22/2021	\$8,792.95
CD 7081 Maturing 11/7/2021	\$12,789.76
Total Funds	\$ 111,077.03

2021 Annual Dues: Through 6/24/21 we have received 65.4% of 2021 dues payments (\$49,575).

Property Taxes: Tom Craig disputed the appraisals for the POA properties and was successful.

Liens: The POA will be filing liens this fall. There are currently 14 owners on the list.

Motion to approve Treasurer’s Report by Brian Battle, 2nd by James Doster. Motion Carried.

Greg Harvey presented the Secretary’s report:

Update on Abandoned house on Buena Vista:

- New owner as of last Nov
- 3 weeks ago, helped them get a signed waiver from previous owners allowing them to proceed with renovations vs waiting 2+ years
- They plan to get bids over next few weeks to rebuild the current footprint
- They expect it to be approx. 60 day rebuild

Collections:

- In January Board decided to ramp up collection efforts for some past due owners

- Selected lawyer – May 1st signed the retention agreement
- POA selected first owners to pursue
- POA sent them a letter end of May. 1/3rd of owners contacted have started paying
- Sending the rest to our lawyer to start collections
- Currently assessing the next set of owners to pursue
- A question was asked if the POA could publish which owners owe money so the community could help collect. It was shared that what people owe is not public information, and the POA is prohibited by federal law from publishing it.

Webmaster:

- New volunteer Karen Bowden.
- Will start working on moving to a new hosting service by this fall with the support of Greg Harvey
- A Suggestion was made from the floor to look into MailChimp and Flock Notes for being able to email all members.

Motion to approve Secretary's Report by Wade Kusler, 2nd by Tom Craig. Motion Carried.

Old Business

Jane Harvey presented 2020 Financial Review

Provided pie chart, income statement and balance sheet. Our fiscal year and financials are reported on a calendar year January-December basis and we are aligning all reporting to this.

- Pie chart is new this year and tries to show a simplified view of where the POA spends money.
- The 5 year average historical income/expense data shows the POA takes in about 50k per year and spends about 50k per year.
- With the late fee in place, we are seeing a shift in when dues come in. The majority is coming in October-February

Greg Harvey presented a review of the last year

Challenges:

Covid-19

- No annual meeting last year, so the 2 candidates (James Doster and Brian Buckley) have been shadowing the board as consultants. The Board elected James to the Board, after winning a coin toss when W.D. Martin retired in January
- Learned to have meetings over a conference call (July and Sept). Then distanced meetings on the tennis court (Jan & March)
- No cleanup days – look for one this fall

February Freeze/power and water outage

- Coordinated with Lakeshore on getting water back on and volunteers to shutoff water to homes with potentially broken pipes.
- Volunteers conducted a wellness check and distributed bottled water

Accomplishments:

- Aging tractor was kept alive another year by volunteers replacing the water pump
- After adoption of our records retention policy, over 100 pounds of paper records were purged, and many records digitized
- Both no wake buoys that broke loose were repaired/replaced and reset

- Pool Pavilion rebuild nearly complete. Total POA Cost for materials only to date: \$8,351.06. Estimate to complete is \$250 for a total of ~\$8,600. Through donations - BBQ grand opening, chaise lounges, new table and chairs, replaced wood on picnic tables
- Volunteers replaced the electrical service and lighting and replaced numerous deck boards on the boat dock with a place to replace all boards this fall.
- New swing seats on swing set were recently donated
- Currently addressing some pool safety concerns (new ring buoy, new signs, coming soon warnings painted on deck, etc.). A suggestion was made from the floor to look into using Flex Seal tape to delineate the line between shallow and deep ends of the pool

Charles Fisk recognized the hard work and ongoing efforts by many of those in our community.

- Larry Fletcher for again mowing the road shoulders, and POA greenspace and taking care of the pool
- Jan Kusler for managing the pool tags and monitoring the pool usage
- Jay Erie for maintaining the sprinklers at the entrance
- Steve Fowler for current and prior year efforts on the Road Committee
- Volunteer group that helped shutoff water during the freeze/water outage
- Volunteer group that decorates for holidays and maintains the planting at the entrance
- James Doster for replacing the boat dock electrical service, wiring and light
- Pool Pavilion Rebuild and Grand Opening Celebration:
 - Greg Harvey
 - Wade Kusler
 - Colby Clark
 - Larry Fletcher
 - Jane Harvey
 - Mark Farling
 - Tom Craig

New Business

Review of 2nd half of proposed 2021 Budget – Treasurer Jane Harvey

Provided the proposed budget

Changes going forward:

- POA budgets will run January-December (no more July-June)
- We are currently in transition and will be doing 6 month budgets
- January-June 6 month budget allows us to know what/if any money we have left from the prior year and what we have taken in for the upcoming year. As part of this process, we will still look at the planned spend for the entire year based on actuals from the prior year. Planned total budget for 2021 was about \$60,000 when the Board discussed/approved in January.
- July-December 6 month budget allows us to have a more complete picture of how much in dues we have taken in and allows the new Board to review/approve the budget for July-December.

January-June Budget

- January-June approved budget is \$44,750 (Includes roads and pavilion repairs).
- \$3,475 left to spend other than on roads which still has its full \$20,000 available
- \$1,000 from pool pavilion will be “given back”

July-December Budget

- Request of additional \$20,000 for Roads. It has been a bad year with all the rain.

- Request for \$12,000 to start building a reserve fund for boat dock replacement. Based on one estimate and only a starting point for planning.
 - Request for additional \$2,000 for Collections
 - Increased amount estimated for property taxes due to Malakoff ISD bond approval
- The Board will need to prioritize where money is spent, as the proposed total for the 2021 budget is now over \$90,000 and the POA cannot afford to spend that much.

The July-December budget will be approved at the organizational meeting following the annual meeting

New business from the floor – President Charles Fisk

- It was requested that the POA mow lots that are overgrown for owners we can't find
- A request was made for the POA to help connect owners in PLV that are interested in buying properties with owners that are interested in selling
- A question was asked about the rebuilt pavilion potentially being in contact with the ground and possible need for termite treatment. It was shared that all the wood is pressure treated and the support posts have a metal riser between the concrete footing and the wood post.
- There was discussion around short term rentals and how an owner or the POA could contact the owner if there were issues with renters
- There was significant interest in creating an opt-in directory of owner contact information to be shared with residents
- There was a plea for the board to respond quickly to owners and the officers
- A request was made to have a microphone for the meeting next year

Election

Greg Harvey called for nominations from the floor. None were made.

The following candidates introduced themselves.

1. Candidate introductions (in alphabetical order):

Brian Buckley
 Tom Craig
 James Doster
 Charles Fisk
 Wade Kusler
 Brenna O'Flaherty (removed herself as a candidate)
 Jerome Ricci (not present for the introductions)
 John Sumpter

After reviewing the rules, the ballots were cast, collected, and counted.

Greg Harvey announced the following results. The top 5 candidates and new board members in order of votes received were:

Tom Craig
 Brian Buckley
 Wade Kusler
 Charles Fisk
 John Sumpter

A motion to adjourn the meeting was made by Tom Craig. 2nd by Wade Kusler. Motion carried.

The meeting was adjourned at 12:40 p.m.

Secretary Greg Harvey

Date of approval

President Charles Fisk

Date of approval