

Point La Vista Property Owners Association, Inc.

MINUTES – Board of Directors Meeting

Meeting date: September 25th, 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, September 25th, 2021 at the PLV Pool Pavilion.

Five Board members were present – President - Charles Fisk, Vice President - Wade Kusler, Tom Craig, Brian Buckley, and John Sumpter as well as the Treasurer-Jane Harvey, and Secretary-Greg Harvey.

Charles Fisk called the meeting to order at 10:03 am.

Minutes of the June 26th, 2021 annual meeting were summarized. Motion to approve by Brian Buckley, 2nd by Tom Craig. Motion Carried.

Minutes of the June 26th, 2021 board meeting were summarized. Motion to approve by Wade Kusler, 2nd by Brian Buckley. Motion Carried.

Jane Harvey presented the Treasurer’s report:

Checking Account Balance \$57,021.69 (9/23/21)

Reserve Money

CD 6901 Maturing 9/29/2021	\$5,700.57
CD 1927 Maturing 12/21/2021	\$8,797.38
CD 7081 Maturing 11/7/2021	\$12,796.21
Boat Dock Reserve Fund	\$0
Total Funds	\$ 84,315.85

Through September 22nd, 2021 we have received 66.3% of 2021 dues payments (\$50,275) and 68.7 % of 2020 dues payments (\$52,325).

It’s been a very business year for property sales in PLV. 47 lots have been sold as of 9-23-21

Greg Harvey presented the Secretary’s report:

- We are getting many emails asking about available lots in PLV. The Association does not track who has their properties for sale and does not have any property to sell.
- The previous volunteer for the webmaster duties has quit. We still have a 200 email limit per hour by our current provider which will make communication to our members difficult in the future.

Old Business

1. Reading of Approved Motions: Greg Harvey shared that in the past the Board of Directors have been the approver of building requests. A state law effective September 1st 2021 does not allow current board members to perform this role. So the Board passed these two motions via email:

The Point La Vista Board of Directors creates a 3 member committee to act as the Architectural Control Committee (ACC) for the Association to serve until a majority of the Board votes to dissolve the committee. The role of the ACC is to enforce all the building/remodeling/mobile home requirements set forth in the Covenants, Conditions and Restrictions and any Rules approved by the Board of Directors, including but not limited to the size of the structure, the materials to be used, and the placement of the structure to ensure it fits within the property lines and complies with the easements and setbacks. Approval of submitted building documents requires the approval by a majority of the ACC Committee members. If the ACC denies a request, an explanation of the reason and the applicable CCR or Rule will be provided to the owner requesting approval. The owner can appeal a denial to the Board of directors.

The Point La Vista Board of Directors appoint Greg Harvey, Brian Battle and Jenny Miller to be the initial members of the Architectural Control Committee and to serve until they resign, or a majority of the Board members vote to replace one or more of them.

After concerns were raised from the floor, the Board agreed to send out a request for volunteers to be on the committee in the next newsletter and consider them for the ACC.

2. Collection Efforts: Jane Harvey and Greg Harvey provided an update on collections efforts. We have collected approximately \$5,000 in past dues from the significant number of lot sales previously noted in the Treasurer's report. In addition to that we have collected approximately \$10,000 so far this year through a variety of collections efforts. We are preparing to file liens of 16 lots yet this year. Of the 6 owners we selected to aggressively collect from, 3 are working to pay them off, 1 is in the process of selling most of their properties, the remaining 2 we are working through the process with the lawyer before deciding to turn it over to them for collections. There are another 6-12 additional owners that will be reviewed with the Board before starting the process with them.
3. Next Steps on obtaining P&C insurance: Board tabled this item.

New Business

1. Succession of Officers: President Charles Fisk resigned his role as President but remains a Board member. Tom Craig Motioned to elect Wade Kusler as President. Motion Seconded by John Sumpter. Motion Carried. Brian Buckley motioned to elect Tom Craig as Vice President. Motion seconded by John Sumpter. Motion Carried
2. 2022 Assessments. After discussion, Charles Fisk made a motion to set the assessment amount the same as last year, \$150. Second by Tom Craig. Motion Carried
3. Creation of Reserve Fund: Jane Harvey shared the that the approximately \$27,000 in CDs is our emergency fund. This would be used for unexpected and unforeseen expenses. We can't take our cash position to zero because the only way to get additional funds would to be a special assessment which takes too much time. Creation of a reserve fund is for expenses that can be expected and planned for like the replacement of the Boat dock, the tractor or for the pavilion roof. After discussion the Board directed the treasurer to recommend how to account for a reserve fund and how much is needed as part of the proposed 2022 annual budget.
4. Storage Lot: After discussion on the state of the Storage lot, and past attempts to provide better security it was decided that a sign for the storage lot would be made that more clearly communicates that using the storage lot is at the owners own risk.
5. Community Directory: The Treasurer and Secretary communicated that the POA does not share personal information (telephone or email address) without an owner's consent to anyone but the Board and Officers. There are also a number of "land flippers" who are owners in PLV, so it's possible they would use the directory to try purchasing more properties or share the information outside of the community. It was decided that an Opt-In directory could still be created and distributed electronically, but we would need to collect those Opt-In at the next annual meeting.

6. Volunteer Day Planning. After discussion it was decided that the two priorities are to replace the deck boards at the Boat Dock and repaint the front white metal pipe fence. The date was set for October 16th at 9am with a rain date of October 23rd.
7. New Business from the Floor: None was raised.

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

The meeting was adjourned at 11:21 p.m.

Secretary Greg Harvey

Date of approval

President Wade Kusler

Date of approval