

Lakeway Estates POA Meeting July 24, 2019

Jerry Slovak – President POA

Call to Order

President Jerry Slovak called the meeting to order at 10:10am

Roll Call/ Meeting Sign In

Those members that attended:

Billie Hathaway

Janice Pawlowski

Chuck Lohrmann

Glenda Rushing

Joyce Alexander

Jerry Slovak

Debbie Ransom

Meeting Minutes

The minutes from the meeting from 4-24-19 were read by Debbie Ransom. The minutes were amended to clarify the effective date of the homeowners dues increase as of September 1, 2019. And then approved as read.

Treasurers Report

\$6057. In the bank down from \$9394. Total expenses \$3337. For TXU, Stamps, Flags, Weed Spray, Mowing, and \$ 1000. For Attorney fees to begin processing new deed restrictions.

Architectural Committee Report

No Current Action.

Jerry spoke with Jeremy Lyons (Code Enforcement Officer) to discuss process for ensuing Lakeway Estates property owners restrictions are approved prior to issuing building permit. Jeremy committed to kicking back building permits that did not have a sign off of the Lakeway Estates Architectural committee. A sample document used by other Home Owners Association was supplied. Chuck Lohrman agreed to modify the document for Lakeway Estates use. Jerry agreed to forward once completed to Buddy Short to see if he could have this document available on our website as part of the New Website makeover.

New Neighbor Committee Update

Billie confirmed all new neighbors have received welcome letter and directed to our website for copies of our most recent Bylaws and Deed Restrictions.

We discussed once again producing a **New Neighbor Handbook**. All current homeowners would get one as well. We agreed to work on this further in 2020. We need to make sure we have money in the budget to print and distribute.

Website/ Newsletter Committee

First Newsletter Complete (Summer 2019) Original to be distributed at annual meeting. Buddy Short will be given newsletter to make available on our website redo on going. Billie commented the process of redoing the website was dragging. Jerry and Buddy have been working on the website over hall. Buddy had been called out of town due to the Death of his Father. Jerry commented the plan was to have a new Format/Website, review and discuss at annual meeting. It is critical that we get our property owners to visit our website frequently so it needs to be creative and updated regularly. All present agreed on this.

Bylaws Restrictions Committee Update

Jerry reviewed the discussions so far with the Attorney. He then reviewed the process from today until our annual meeting that would take place so we can get this done. He will need all board members Help.

It is most important that Jerry have everyones help to get the Proxies/Absentee votes collected and tabulate 14 days prior to our annual meeting and final vote. Billie will e-mail as much as possible to try and save us some money, but we will need many packets. This will require postage and printing costs. Again we could save many dollars if we had an "active" POA website that homeowners would check in on.

Old Business

Boat House issues – Jerry provided update on the collapsing boat house issues, one had been demolished, the second belongs to a home for sale, and hopefully the new homeowners will correct this. The third and last boat house is in the hands of the Tarrant County Water Board. They have been out to investigate and will address. Concerns are issues of safety and public swimming area. Mr. Buckley will make decisions and rectify.

Property Owners – Jerry reviewed POA turnover for the last 18 months. We have 4 properties up for sale. Once completed we will have had 23% of our properties with new homeowners in only 18 months.

New Business

Little boat tied at flume – We have many complaints. The homeowners have given permission for the boat to be moored on his property. The boat belongs to another property owner. Jerry spoke with the

boat owner and asked them to keep the boat free of trash and empty the water and that he not let it drift in front of the flume.

Resale Certificate

Now required for every sale. Forward them to Jerry. We have 10 days to complete or we can be fined \$500.00 New Texas Property Code Law. However Law does allow POA to charge for these. Chuck moved that we begin to charge \$100 for each to complete these. Billie second, motion passed.

Next Year Budget

Jerry asked that in 2020 we move to have our Treasurers Report and expense process put on Quicken or some similar financial program. Billie agreed to assist Glenda with this process. Jerry also stated we needed a budget for 2020. We will need this before annual meeting. We will need to include the remainder of the Attorneys fees for updating the Bylaws as well as funds so we can obtain liability insurance to cover our new dock.

Boat Launch Area

Jerry agreed to include info on our boat launch area rules in the newsletter in order to inform our home owners. It is believed there is a lack of communication. Again New Website can help communicate. Biggest Problem is Weekend Renters. They don't live here, they don't care.

Restrictions

Jerry will speak with Attorney to clarify wording in New Restrictions about metal roofs; Corrugated vs standing seam. Also issues with Rentals and discuss grandfather clause.

Thank You to All

The meeting was adjourned at 12:25 pm