

OAK LANDING PROPERTY OWNERS ASSOCIATION

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Board Meeting Minutes

Chairperson: Ellen Morton

Secretary: Virginia Payne

Date: January 2, 2024

Time: 5:00pm

Location: POA Office

Street: 908 Oaklanding Circle

City: Seven Points

State: Texas

Members in Attendance:

Ellen Morton (President); Connie Tilger (Vice-President); Virginia Payne (Secretary/Treasurer)

Members Absent:

None

Called to order by Ellen Morton at 5:05pm

Agenda - 1.13. 2024

Discussed who would speak on each agenda item. Discussed what would be addressed in each item.

Budget

Board members given a copy of end of year 2023 budget and 2024 projected budget

2023 end year budget was discussed. Went over each item. Projected \$14,202.74 2023 income from dues. Actually collected \$15,496.02. Expenses for 2023 were \$16,949.10.

2024 projected budget was reviewed and approved by the Board. Left the estimated cost to repair culvert and boat ramp in the 2024 budget. If there are enough funds collected, will repair the culvert first.

Sent out notices for default dues totaling \$15,569.41 in November 2023. As of January, have collected \$2072.32. There are \$13,497.09 outstanding past dues. This number will go up monthly if dues are not paid.

Boat ramp

The boat ramp was patched with a temporary patch (10-25-2023) with riprap around the sides of the boat ramp and holes filled at the end of the boat ramp.

Roads

Roads were grated, potholes filled, and some ditches pulled.

Culvert Briarwood

The culvert was assessed and some areas in the bottom of the culvert has rusted out. This is causing the culvert to settle which in turn causes the rock on top of the culvert to settle leading to potholes on top of the culvert. This needs to be addressed as soon as possible. Board voted to get someone to look at the culvert and see what can be done.

Lawsuit

No updates on the lawsuit. The attorney has not sent invoices for any payments. Attorney fees 9/2022 – 12/2023 POA work - \$5830.50. Fees from 12/2022 till 12/2023 Lawsuit \$14,709.99

Outstanding past dues

Compile information on each property owner that has not paid past dues. Put this information together to send to the attorney. There are some property owners whose address is not valid, and letters are returned. Getting copies of their deeds at the courthouse. Those with new/current addresses, will send a second default notice.

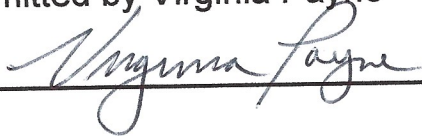
Curable Violation Demand Letter

This letter was sent out with the Agenda via first class mail. New Texas Law about POA fines. The Association's documents do not address fines so the Attorney drew up the curable violation demand letter for the Association to use to enforce restrictions and bylaws. Discuss this at the meeting.

No candidate names have been sent to the POA email.

Motion to adjourn the meeting. The first motion by Connie Tilger and second by Virginia Payne. The meeting adjourned at 6:45pm.

Minutes submitted by Virginia Payne



Minutes approved by Ellen Morton

