

LLE #3
Quarterly Meeting
April 20, 2024

Tricia O'Neal, President, Mike McCollom, Treasurer and Denise Nelson, Secretary were present. David Foster, VP and Randy Smith, VP absent. Tricia called meeting to order at 10:00am.

- A motion was presented to accept previous meeting minutes with correction to Peggy Huson's name and next meeting date, which secretary doesn't see correction needed, but will verify with board.

New Members No new members present.

Standing Reports:

Treasurer Report presented by Mike McCollom in short version was previously sent out for review and will be attached to meeting minutes. \$58k with \$10K allocated for boat ramp, pier, ladders and point. Approved.

1st VP Report David Foster was absent to give report on missing POA dues, but Tricia felt there were not that many delinquent but would get an update on that. One new house sale occurred on 497 W Lake Shore owned by the Van Uden's was sold to the Morgans, who are related to the Tate family.

VP Report No work on Point or Pavilion completed other than new cattle guard gate was installed and painted but all work is still in the works. Work on the foam installation is scheduled, just waiting on installation date, but confirmed quote was still good. Fosters donated an awesome sign that was also mounted on gate. Thank you! Bulkhead and sand on hold for now.

ARC Committee Report presented by George Huson with Kay's house needing confirmation of completion and Mike's is now complete. Congrats to both.

Old Business:

- Regarding open positions open for 1st VP and 2nd VP - motion on the floor to accept current candidates to extend positions if they were indeed interested – approved.
- Donna is working on signs and Charlotte has letters and Tony may have the metal signs. Adding an No Parking Overnight sign was also approved.
- Cattle Gate installed for pavilion parking lot looks amazing. Discussion about so many people having code, and outside people having access, so reminder to all members, **do not give out code**. Please escort your guests. Code to be changed and only emailed to members.
- Discussed survey results: top 4: Handrails and benches, Swim area, light on flagpole, LED lights are done. Tricia to get with David and Randy for resolution.
- Discussion regarding foaming which had been voted on and approved for schedule of completion and Tricia was going to confirm with vendor a date. Then brought up by Carol that she heard swallow nests were protected by state law so Sissy called Game Warden and found out that was indeed true, so when foaming, those areas need protected. Only one nest was observed at the time.

New Business:

- Donations to SPCA and Texas EquuaSearch in Audri Cunningham's name by LLE3.
- Gate drags so James Huson volunteered he may have a wheel he can donate and will let us know.
- Thanks to James and Amber Huson also for assisting the community remove the dead trees and James also said thanks for the patience of the community as it was a lot of work and SHECO is one year out now. Also mentioned that some insurance companies were denying claims if owner didn't take trees down and damage caused.
- Lots of security camera info was shared in the last few months and questions answered... asked if anyone had any questions, comments, concerns, etc. Texas Property Code – Chapter 209 says can't restrict voting if dues not paid. Board appreciated the information provided. Motion on floor for vote who wanted to continue discussion and who didn't informally, vote showed to not continue discussion. George brought up it's a 300% deterrent to crime. Question was asked how much crime do we really have and was asked to membership for info - some of the information previously provided by John Sentz was a tally from Facebook posts and turns out most crime was done to each other by other residents not from outside. Formal motion to vote to continue with gathering information on security information...In person vote: 6 yes – 30 no. Total of tallied proxy votes: 18 yes - 55 no. Motion to not move forward with any addition security camera consideration was approved.
- Don had previously mentioned he noticed that several properties do not have house numbers which is a requirement for emergency services identification purposes. He looked into it and there is no law that requires it. Subject dropped at this time but members reminded that it would be hard for emergency services to find you if you don't have house numbers easily visible.
- Teri Senz went through the July 4th committees formed and who was going to do what already and will send out a formal request for donations, volunteers, etc for gaps in parade, kitchen, popcorn, corn hole, decorations. Time to pony up and get involved in the highlight of the community's summer. Kathy mentioned the need for more fans for event.
- Jenna asked if we could talk about this upcoming weekend's Yard Sale with 15 families involved, Cook off entry by 5-6pm for judging- \$10 entry fee, ribs and chicken, dessert and bloody mary's. \$2 bring a side and share some meat. Live music 7-8:30. Fun times in LLE#3. This is not a fundraiser. Trophies and awards to be presented.
- **Next meeting:** Aug 17, 2024.
- Meeting motioned to be adjourned, seconded, and adjourned.

Respectfully submitted,
Denise Nelson

Attachments:
Revised Meeting Minutes from Jan 20th
Financial Report
ARC Report