



POINT LOOKOUT OWNER'S ASSOCIATION, INC.

P O BOX 145, POINT BLANK, TX 77364-0145

Address for FEDX, UPS: 30 Counts Road, #145, Point Blank, TX 77364

BOARD PHONE NUMBER: (936) 433-2220

ploeboard@gmail.com

**MINUTES OF THE JUNE 8, 2024 BOARD MEETING
OF THE
POINT LOOKOUT OWNER'S ASSOCIATION, INC.**

ATTENDING: Brian Easterwood, President, Kyle Garrett, Vice President, Robbie Tullis, Secretary/Treasurer, and 17 members of the community signed in.

Meeting was called to order at 9:05 AM by Brian Easterwood. Notice given that meeting was being recorded.

Don Mesecher gave the invocation.

Brian E. advised minutes were sent out by email, because there were issues with posting on the GO Daddy website.

FINANCIALS

a. Robbie Tullis gave financial report. She advised we started May with \$150,622.16 had deposits of \$4,404.78, expenses of \$8,865.26; a large expense check for May was to the locksmith for the key exchange. Check book balance at end of May was \$146,161.68.

b. Paula Smith advised \$370.00 deposits so far in June. 24 open accounts, we have 8 payment plans, 8 delinquent accounts for numerous years, 2 transfer or culvert fee invoices open and 6 property owners owing for 2024. Paula advised a liability account has been set-up called PIER KEY DEPOSITS RETAINED where all the deposits will be retained going forward.

Brian E. advised the 2024 Management Certificate has been filed with San Jacinto County.

Jim Gilley asked about the locksmith check; it was advised that was for 150 keys and changing the locks.

UPDATES

a. Repair Projects

1. Canal Project – Kyle G. advised email has been sent out by the Corp of Engineers to all the property owners along the canal; this is the final step before we get the authorization for the project. Discussion of emails; discussion of project; discussion of debris in canal.
2. Road Repair – Brian E. advised will be looking at getting another load of road base. Brian discussed a bid received for doing a road with asphalt.

3. Fishing Pier Repair- Fishing Pier was damaged during the storms. Getting bids, trying to decide the best repair option. Lauri Weigle suggested using the company that was doing the canal when they are already here. Jim Gilley asked about the drain pipe(culvert) that will be installed when the canal is worked on to help the drainage on Crestmont.
4. Burn Pile – Brian E. advised the burn pile because of the volume coming into the boat ramp can only be used for that debris; no property owners can use it for personal use. Jim G. asked about when it was going to be burned. A discussion of the options and advising TCEQ of the burn.
5. Hole Behind Civic Center- was filled with dirt.

NEW BUSINESS

- a. Architectural Form- A new form has been prepared. Discussion of why a new form was needed.

Shane Sport asked if there had been any progress in making changes to the By-laws and Deed Restrictions. Brian E. advised we are working on getting a new lawyer. Paula S. advised that Tami Smith has given her information about Statutorily-Permitted Rules that are state mandated changes that she will be preparing from examples to save the community money, after those are completed the lawyer will just have to look over before being filed. These changes are already written into law so no vote will be needed. Paula S. advised it is being looked into if our current documents give the board the right to fine for offenses. Kathy Waltmon brought up a discussion about large storage buildings blocking views. Jim G. advised if you want protected view buy the property around you.

- b. PLOE Dead Tree – Getting bids on the tree in the front common area. Discussion about web worms that are taking over some of the trees in the community.
- c. Liens Being Filed on Past Due Accounts- Liens will be filed at the end of June for 2024 Maintenance Fees past due accounts.

Brian E. advised that deed violation letters for mowing violations will be going out.

- d. Civic Center Leveling – 3 bids have been received. Paula S. advised Kyle would be getting with the committee and they would be making a decision. Brian E. advised we need to get extensions for the gutters.
- e. No Board Meeting in July

NEWS/INFORMATION

a. Civic Club News

Paula S. advised the 4th of July Golf Cart Parade will be on Thursday, July 4th.

b. Pool News

It was advised if you need to get a pool pass to please contact Mandie Michalka.

The Wisenbaker's have donated lounge chairs for the pool.

c. New Property Owners – Michelle McManis introduced herself; she lives in the new house on Highcrest.

d. Open Floor

Jim G. discussed the post about grass clippings.

Don Mesecher discussed the pond. Paula S. advised chemicals are in the pool house.

Brian E. thanked all the parties that have volunteered and helped in the last few weeks with the aftermaths of the storms.

Meeting adjourned at 10:02 AM