

POA Meeting – October 18, 2025
Minutes

Tricia O’Neal, President; Dave Foster, VP; Mike McCollom, Treasurer, were present. Tricia called the meeting to order at 10:00 a.m.

Tricia asked that we take a moment of silence for Lon Duguay and Mark Babineaux.

Minutes

Kathy Dyer asked that the August 16, 2025 minutes be amended to include change in Pavilion rental. In the meeting it was stated that the key may be picked up no sooner than 6p.m. the day before rental, and everything cleaned and key returned by 12 noon the day following the rental.

Motion made by George Huson to accept the minutes with the above revision; second by Diane Salvaggio. Motion carried.

Treasure’s Report

Mike presented the treasurer’s report. Motion made by Pappy to accept the report and second by Kathy. Motion carried.

Announcements

Yard of the Month

- October – Steve and Suzanne French

Asphalt

- George Huson ordered cold patch and placed in several places. Tricia stated that the cold patch cost \$500 and an additional two tons were added for Kay Wright and Vicki Huebler for a total of \$840. Kay and Vicki refunded \$130 each to LLE3 POA.
- George also mentioned he saved some to add to the entrance on N. Lake Shore when needed. Another comment made to use at the corner of Leisure Ln and Lakeside Dr.

Halloween

- Tori and Jenna are hosting Halloween Movie Night showing Casper on October 25 and it is the 30th Anniversary. Jenna stated that there will also be a costume contest for the best ghost costume...one for kids and one for adults. See flyers posted on the LLE3.com website and on Facebook.

LLWS (Lake Livingston Water Supply) meeting

- We had around 13 people there representing LLE #2 and #3. We are on Putnam’s water until the electrical issue can be resolved. Also there is a lot of work that our system needs. The time frame is within five years.
- Boiled water sign at the front of the entrance is to remain there for 7 days after the boil water has been lifted.
- There were levels of arsenic above the recommended amount in Putnam’s water, but the level is now within the required range.

Reports

Dave reported that Mosley Construction should do the tie back repair by year-end 2025.

In Debbie's absence, Tricia reported that two houses have sold; the Yantes house on Holiday Lane, the Sentz house on W Lake Shore Dr, and there is a contract on the Long house on Lakeside Dr.

ARC - George reported no additional request since the last meeting and there are currently three still open: Denise Nelson, Mike McCollom, and Valeri and David Dedeaux.

Old Business

- Signed contract with Mosley Construction to do the tie back work at the Point. Mosely Construction was \$5K less than Ray Franzier quote
- Cold patch for golf cart path into the Point was placed.
- Tricia had not ordered locked cabinet for the Pavilion but will do so.
- George brought up status of getting a new lid for the septic tank. Dave stated that would involve busting up the concrete where the storage shed is located. Dave will look into it.
- Dave also stated he had offered to donate a stainless steel sink for the Pavilion, but a hole for the drain would need to be drilled out of the cinder block. John Phillips and Dave will look at what needs to be done.

New Business

John Sentz provided the results of the survey on what improvements are most important and how we should spend July 4th fund raising money. John made a very thorough report that will be posted on LLE3.com.

Tricia read off the top 10. She asked that all review the information for discussion at the next meeting.

Adjourn meeting- Pappy made the motion to adjourn meeting; second by Sissy. Motion carried. Next meeting January 17, 2026.

Respectfully submitted,
Tricia O'Neal

Attachments:
Meeting Minutes from August 16, 2025
Treasurers Report
ARC report

LLE #3
August 16, 2025

Tricia O'Neal, President, Debbie Stofcheck, VP, Mike McCollom, Treasurer and Denise Nelson, Secretary were present. Tricia called meeting to order at 10:00am.

- A motion was presented to accept previous meeting minutes by George Huson and seconded by Cynthia Thomas.

Announcements:

Yard of the Month:

May – Chris and Jenna Timmerman

June – Joe and Marylee Westmoreland

July – John and Teri Sentz

August – GB and Marilee Wise

September - David and Val Dedeaux

Five violation letters were sent out. 1 was resolved. The others were partially resolved. Violations were sent out with appropriate deed documented.

Standing Reports:

Treasurer Report presented by Mike McCollom. Very successful July 4th. Motion on the floor to accept and was approved. Taxes were sent in for 2024. Thanks Mike and Debbie!

VP Report

VP Report Debbie reported that 3 people still have not paid their dues. 1 is behind 3 yrs. Motion was approved to send certified letters.

ARC Committee Report no new requests have been received other than Mikes pool according to George Huson.

Old Business:

Guylene told George that Estate Rd is on the County's list.

The kayak rack is up and getting used. Discussion about renting the racks out.

Someone offered 3 canoes to the Point but LLE #3 does not want the liability but thanks so much. Porta Can still there. Tricia to call again.

New Business:

- Discussion about Ray Fraziers quote of \$25K to add tiebacks to bulkhead. Ray rents his equipment where Moseley owns his. Work should take 7 days as it would be done in sections. 312 linear feet threaded rod/galvanized He is insured and bonded. Sept/Oct timeframe. Motion was approved.
- Debbie brought up the new website will leverage enhanced communication. Thanks John!! It will also be added to the front sign.

- Debbie brought up July 4th Lessons Learned to improve the process. Discussed the need of volunteers is critical to the success of our event. Portion sizes was discussed. Need transparency for all activities and expenditures.
- Motion approved to keep July 4th a community event, which goes to the betterment of our community.
- Angel asked if some asphalt could be acquired to repair rough area by the gate.
- Discussion regarding increasing the rental fee for pavilion.
- Motion was approved to purchase a locked cabinet for pavilion.
- Maybe we should issue the ByLaws for everyone to become familiar with them.
- Drainage on N Lake Shore the dirt is higher than the pipe. Bob Mayo talked to County about it and was told we were on the schedule.

No other business was presented. Motion to adjourn was presented and seconded. Thanks so much for your attendance and participation.

Next meeting: October 18, 2025

Respectfully submitted,
Denise Nelson

Attachments:
Revised Treasurers Report
Financial Report
ARC Report

LLE #3 Financial Report

First State Bank Checking Account:

	YTD 2025	Budget 2025
Beginning Balance	\$ 42,822.80	
Operating Deposits:	\$ -	
Mem Dues & Maint Fees	\$ 10,709.00	\$ 10,500.00
Pav Donations, Trf Fees, Other**	\$ 595.00	\$ 1,500.00
Total Oper Deposits	\$ 11,304.00	\$ 12,000.00
Operating Disbursements:	\$ -	\$ -
LLWS & SSC - Water	\$ (508.09)	\$ (610.00)
SHECO – Electricity	\$ (2,509.35)	\$ (3,500.00)
Lawn, Trees, Ditches Maintenance	\$ (1,935.00)	\$ (2,200.00)
TRA - Annual Shoreline/Septic Fees	\$ (270.15)	\$ (300.00)
Tapco (ANCO) Underwriters - Com Liability Ins	\$ (1,495.73)	\$ (1,500.00)
Property Taxes	\$ -	\$ (600.00)
Cleaning, maintenance for Pavilion	\$ -	\$ (300.00)
Postage, box rental, copies, fees	\$ (787.09)	\$ (310.00)
Supplies, Other	\$ (800.00)	\$ (330.00)
Professional fees	\$ -	\$ (350.00)
Total Oper Disbursements	\$ (8,305.41)	\$ (10,000.00)
Excess Oper Deposits (Disbursements)	\$ 2,998.59	\$ 2,000.00
Fundraising and Capital Spending: (Current Year)		
July 4th Fundraiser - INCOME	\$ 15,582.00	\$ -
July 4th Fundraiser - EXPENSES	\$ (2,457.03)	\$ -
Boat Ramp and Point Projects Spending (from below)	\$ (4,923.08)	\$ 11,289.73
Excess Fundraising (Capital Spending)	\$ 8,201.89	\$ 11,289.73

Ending Balance Checking Account	\$ 54,023.28	\$ 56,112.53
Petty Cash	\$ 70.00	\$ 70.00
Total Cash	\$ 54,093.28	\$ 56,182.53
Designated Funds		
Boat ramp and point projects	\$ 11,289.73	\$ -
Operating funds - target balance \$20,000	\$ 42,803.55	\$ 56,182.53
Total Cash	\$ 54,093.28	\$ 56,182.53

Boat Ramp and Point Projects Spending	YTD 2025
Flag & Pole Cord	\$ (49.04)
Paint for Pavilion	\$ (827.30)
Painter for Pavilion	\$ (700.00)
Electrical supplies	\$ -
New gate, parts	\$ -
Labor & parts for Lights for Point	\$ (1,165.93)
Fishing Pier - Labor & Material	\$ -
Snow Cone Machine & Supplies	\$ (483.17)
Pop Corn Machine & Fireworks for the 4th	\$ -
Kayak Rack	\$ (1,100.00)
Pavillion Septic System Expenses	\$ -
Misc. Pavillion Expenses	\$ (104.92)
Year to date Spending by Quarter	\$ (4,923.08)
Designated balance carried over from previous year	\$ 2,492.84
Designated Deposits for Pav Donations, Trf Fees, Other**	\$ 13,719.97
Funds designated for Boat Ramp and Point - BALANCE	\$ 11,289.73

LLE #3 Financial Report	Jan - Mar	April - June	July - Sept	Oct - Dec	YTD 2025	Budget 2025
First State Bank Checking Account:						
Beginning Balance	\$ 42,822.80	\$ 49,003.17	\$ 46,220.70	\$ 54,023.28		
Operating Deposits:						
Mem Dues & Maint Fees	\$ 8,236.60	\$ 2,053.40	\$ 419.00	\$ -	\$ 10,709.00	\$ 10,500.00
Pav Donations, Trf Fees, Other**	\$ 175.00	\$ 320.00	\$ 100.00	\$ -	\$ 595.00	\$ 1,500.00
Total Oper Deposits	\$ 8,411.60	\$ 2,373.40	\$ 519.00	\$ -	\$ 11,304.00	\$ 12,000.00
Operating Disbursements:						
LLWS & SSC - Water	\$ (158.29)	\$ (236.03)	\$ (113.77)	\$ -	\$ (508.09)	\$ (610.00)
SHECO - Electricity	\$ (683.60)	\$ (1,101.95)	\$ (723.80)	\$ -	\$ (2,509.35)	\$ (3,500.00)
Lawn, Trees, Ditches Maintenance	\$ (440.00)	\$ (945.00)	\$ (550.00)	\$ -	\$ (1,935.00)	\$ (2,200.00)
TRA - Annual Shoreline/Septic Fees	\$ -	\$ (270.15)	\$ -	\$ -	\$ (270.15)	\$ (300.00)
Tapco (ANCO) Underwriters - Com Liability Ins	\$ -	\$ -	\$ (1,495.73)	\$ -	\$ (1,495.73)	\$ (1,500.00)
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (600.00)
Cleaning, maintenance for Pavilion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (300.00)
Postage, box rental, copies, fees	\$ (73.00)	\$ (460.92)	\$ (253.17)	\$ -	\$ (787.09)	\$ (310.00)
Supplies, Other	\$ -	\$ -	\$ (800.00)	\$ -	\$ (800.00)	\$ (330.00)
Professional fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (350.00)
Total Oper Disbursements	\$ (1,354.89)	\$ (3,014.05)	\$ (3,936.47)	\$ -	\$ (8,305.41)	\$ (10,000.00)
Excess Oper Deposits (Disbursements)	\$ 7,056.71	\$ (640.65)	\$ (3,417.47)	\$ -	\$ 2,998.59	\$ 2,000.00
Fundraising and Capital Spending: (Current Year)						
July 4th Fundraiser - INCOME	\$ -	\$ 1,350.00	\$ 14,232.00	\$ -	\$ 15,582.00	
July 4th Fundraiser - EXPENSES	\$ -	\$ -	\$ (2,457.03)	\$ -	\$ (2,457.03)	
Boat Ramp and Point Projects Spending (from below)	\$ (876.34)	\$ (3,491.82)	\$ (554.92)	\$ -	\$ (4,923.08)	\$ 11,289.73
Excess Fundraising (Capital Spending)	\$ (876.34)	\$ (2,141.82)	\$ 11,220.05	\$ -	\$ 8,201.89	\$ 11,289.73
Ending Balance Checking Account	\$ 49,003.17	\$ 46,220.70	\$ 54,023.28	\$ 54,023.28	\$ 54,023.28	\$ 56,112.53
Petty Cash	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00
Total Cash	\$ 49,073.17	\$ 46,290.70	\$ 54,093.28	\$ 54,093.28	\$ 54,093.28	\$ 56,182.53
Designated Funds						
Boat ramp and point projects	\$ 1,791.50	\$ (30.32)	\$ 11,289.73	\$ 11,289.73	\$ 11,289.73	
Operating funds - target balance \$20,000	\$ 47,281.67	\$ 46,321.02	\$ 42,803.55	\$ 42,803.55	\$ 42,803.55	\$ 56,182.53
Total Cash	\$ 49,073.17	\$ 46,290.70	\$ 54,093.28	\$ 54,093.28	\$ 54,093.28	\$ 56,182.53
Boat Ramp and Point Projects Spending						
					YTD 2025	
Flag & Pole Cord	\$ (49.04)	\$ -	\$ -	\$ -	\$ (49.04)	
Paint for Pavilion	\$ (827.30)	\$ -	\$ -	\$ -	\$ (827.30)	
Painter for Pavilion	\$ -	\$ (700.00)	\$ -	\$ -	\$ (700.00)	
Electrical supplies	\$ -	\$ -	\$ -	\$ -	\$ -	
New gate, parts	\$ -	\$ -	\$ -	\$ -	\$ -	
Labor & parts for Lights for Point	\$ -	\$ (1,165.93)	\$ -	\$ -	\$ (1,165.93)	
Fishing Pier - Labor & Material	\$ -	\$ -	\$ -	\$ -	\$ -	
Snow Cone Machine & Supplies	\$ -	\$ (483.17)	\$ -	\$ -	\$ (483.17)	
Pop Corn Machine & Fireworks for the 4th	\$ -	\$ -	\$ -	\$ -	\$ -	
Kayak Rack	\$ -	\$ (650.00)	\$ (450.00)	\$ -	\$ (1,100.00)	
Pavillion Septic System Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	
Misc. Pavillion Expenses	\$ -	\$ -	\$ (104.92)	\$ -	\$ (104.92)	
Year to date Spending by Quarter	\$ (876.34)	\$ (3,491.82)	\$ (554.92)	\$ -	\$ (4,923.08)	
Designated balance carried over from previous year	\$ 2,492.84	\$ 1,791.50	\$ (30.32)	\$ 11,289.73	\$ -	
Designated Deposits for Pav Donations, Trf Fees, Other**	\$ 175.00	\$ 1,670.00	\$ 11,874.97	\$ -	\$ 13,719.97	
Funds designated for Boat Ramp and Point - BALANCE	\$ 1,791.50	\$ (30.32)	\$ 11,289.73	\$ 11,289.73	\$ 11,289.73	

A	B	C	D	E	F
ARA Report UPDATE FOR JAN. 2025 MEETING					
DATE	OWNER	ADDRESS	PROPOSED WORK	DONE	NOTES
1	George Huson	125 Hickory	Move house to waterfront lot		STILL MOVING DIRT BEFORE MOVE, no timeline on move yet
2	John Phillips	283 N Lk Shore	Barn dominium	✓	Done
3	George Huson	174 Holiday	Add carport to garage	✓	Done
4	Mike McCollom	181 N Lk Shore	Patio and cover for BBQ grill	✓	Done
5	Dave Foster	323 W Lk Shore	Carpport	✓	Done
6	Dave Foster	295 N Lk Shore	Add Shed	✓	Done
7	Rhonda Echols	339 W Lk Shore	Roof Extension on Garage	✓	Done
8	Kay Wright	423 W Lk Shore	New House build	✓	Done
9	Kay Wright	255 Leisure Ln	27' x 30' Steel garage with carport	✓	Done
10	Royce/Colette Davis	138 W Lk Shore	Add garage, Sun room and Deck	✓	Done
11	Donna Seigel	223 Holiday Ln	Add Shed and Deck	✓	Done
12	Dave/Valeri Dedeaux	116 W Lk Shore	Shop beside house, Raise boathouse roof	✓	Done
13	Joe Westmoreland	105 W lakeshore Drive	remodel existing 2nd story porch	✓	Done
14	Dave Foster	295 N. lakeshore drive	add prebuilt shed	✓	Done
15	Valeri/David Dedeaux	116 W Lk Shore	remodel back deck & add above ground pool on deck	✓	Done
16	Mr. & Mrs. McCollom	181 N. Lakeshore Dr.	Side addition & front remodel	✓	Done
17	Joe & Leslie Trombrella	180 N. Lakeshore Dr.	New House build	✓	Done
18	Royce/Colette Davis	138 W. Lake Shore	Carpport to Garage	✓	DONE
19	Maria Priscilla Castileja	164 Lesure Ln.	Side cover	✓	Done
20	Denise Nelson	372 W. Lake Shore	New House build and Garage		work in progress
21	Jody Gormon	176 Lake View Ln.	Carpport	✓	Done
22	Valeri/David Dedeaux	116 W Lk Shore	Metal shed and concrete	✓	Done
23	Kay Wright	268 LAKE VIEW	Back Stairs	✓	Done
24	Mr. & Mrs. Bailey	225 W Lakeshore	Shed in back yard	✓	Done
25	Maria Priscilla Castileja	164 Lesure Ln.	GREENHOUSE	✓	Done
26	Mike McCollom	181 N Lakeshore	back yard inground pool		work in progress
27	Valeri/David Dedeaux	116 W Lk Shore	detached bedroom with bath		work in progress
28					
29					
30					