

POA Meeting – April 18, 2026  
Agenda

**Bring the meeting to order**

**Moment of Silence**

- GB Wise
- Nick Camardo

**Minutes**

**Treasure's Report**

- Debbie Stofcheck

**Announcements**

**Yard of the Month**

- April – Bill and Patty Menger

**Reports**

VP – Dave Foster (Point/Pavilion)

1<sup>st</sup> VP – Mike McCollom (Membership/Dues)

- Greg and Cindy Hood (Hairston's house)
- Eric and Jocelyn Comstock (Long's house)

ARC - George Huson

**Old Business**

- Cabinet for Pavilion. It has been put together. Thanks Mike. Need help after the meeting moving it.
- New lid for septic tank
- Bulkhead and sink for Pavilion update
- Ownership of the Point
- Enclosing pavilion patio.
- April voting

Survey Results - TOP 10 VOTE GETTERS (Board agreed to start with the items highlighted)

1. Install stainless steel sink in kitchen/move plastic sink to BBQ area - 22
2. Cover concrete floor with non-slip finish - 20 (completed)
3. Build/replace storage shed for pavilion equipment - 16
4. Repair asphalt on cart path at entry to Point – 16 (completed)
5. Add sand to the swimming hole - 13
6. Replace existing pavilion lights with LED lights - 13
7. Create walking path to end of jetty - 11
8. Install light fixture at flagpole to light flag - 11
9. Install WiFi for pavilion and immediate area - 9
10. Install electronic gate key – 8

Reset BBQ closer to the swimming hole – 8  
Install fish cleaning station on fishing pier - 8

**New Business**

- Lake Livingston Water Supply  
*The next Board Meeting will be held on Thursday, April 23, 2026 at 6 pm at Lake Livingston Water Supply Corp. office located at 1930 North Washington, Livingston, Texas. This meeting is the ANNUAL MEETING for members.*
- July 4<sup>th</sup> Fund Raiser – July 3, 4, and 5, 2026

**Adjourn meeting-** Next meeting August 15, 2026

**Attachments:**

- POA meeting minutes – January 17, 2026
- Financials
- ARC report

**LLE #3**  
**January 17, 2026**

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 Tom Paprocki and seconded by Kay Wright.

Treasurers report was accepted with a balance of \$51,844.39 and not many current expenses.

**Announcements:**

**Yard of the Month:**

November – Bob and Melba Mayo

December – Debbie Stofcheck and Vicki Huebler

January - Mike and Christine McCollom

Tricia announced a change in Board member positions Mike McCollom – 1<sup>st</sup> VP in charge of Membership and Dues and Debbie Stofcheck to become treasurer with her non-profit accounting experience.

**Standing Reports:**

**VP Report** - No current update on the bulkhead work other than we are on their list.

**VP Report** Debbie passed around a current download from the county and asked everyone to check mailing address for the membership roster update.

**ARC Committee Report** no new requests have been received and George shared the ones that are now considered closed and the one that is still in progress.

**Old Business:**

Tricia to order the lockable cabinet to be delivered, and Kathy said it could be delivered to her address and Mike McCollom offered to put it together.

Septic lid which has slid under step of shed needs to be replaced with one that has a clean out cap

For the sink in Pavilion, a hole for piping will need to be drilled. John Philips and Dave Foster are aware and plan to handle.

Green pipe to bulkhead, deadmans hole needs filled, need to price pure bank sand, not sandy loam.

Bulkhead work is about 4-6 months out.

Sissy talked to TRA about ownership of Point. Discussion followed about original plat, lighting, walkway, Property ID in Polk CAD 54245. Ernie never sold Point. Will continue to investigate ownership and responsibility before further discussion with TRA.

Board to review survey results and path forward with items that add most value to subdivision.

**New Business:**

Discussion regarding advantage of closing in pavilion patio for use all year which would generate more income for community. Tony to measure and get quotes to add weather protection curtains.

There are 2 positions open on Board to be voted on in April. Anyone interested in either of these positions should reach out to the Board before April 1<sup>st</sup>. Will also be added to website.

**Next meeting:** April 18, 2026

Respectfully submitted,  
Denise Nelson

Attachments:  
Treasurers Report  
Financial Report  
ARC Report

March 26, 2026 – AMENDMENT TO JANUARY 17, 2026 MINUTES

Amendment in regard to change in officer positions.

- Debra Stofcheck is being added as Treasurer and needs to be added to our bank account at First State Bank.
- Michael McCollom is being moved to the Vice President position and needs to be removed from our bank account at First State Bank.

	A	B	C	D
1	<b>LLE #3 Financial Report</b>	<b>YTD 2026</b>		<b>Budget 2026</b>
2	<b>First State Bank Checking Account:</b>			
3	<b>Beginning Balance</b>	\$ 51,774.39		
4	<b>Operating Deposits:</b>	\$ -		
5	Member Dues & Maint Fees	\$ 5,838.40		\$ 10,500.00
6	Pav Donations, Trf Fees, Other**	\$ 50.00		\$ 1,500.00
7	<b>Total Oper Deposits</b>	\$ 5,888.40		\$ 12,000.00
8	<b>Operating Disbursements:</b>	\$ -		\$ -
9	LLWS & SSC - Water	\$ (176.53)		\$ (610.00)
10	SHECO – Electricity	\$ (865.96)		\$ (3,500.00)
11	Lawn, Trees, Ditches Maintenance	\$ (460.00)		\$ (2,200.00)
12	TRA - Annual Shoreline/Septic Fees	\$ (25.00)		\$ (300.00)
13	Tapco (ANCO) Underwriters - Com Liability Ins	\$ -		\$ (1,500.00)
14	Property Taxes	\$ -		\$ (600.00)
15	Cleaning, maintenance for Pavilion	\$ -		\$ (300.00)
16	Postage, box rental, copies, fees	\$ (78.00)		\$ (310.00)
17	Supplies, Other	\$ (112.82)		\$ (330.00)
18	Professional fees	\$ -		\$ (350.00)
19	<b>Total Oper Disbursements</b>	\$ (1,718.31)		\$ (10,000.00)
20	<b>Excess Oper Deposits (Disbursements)</b>	\$ 4,170.09		\$ 2,000.00
21				
22	<b>Fundraising and Capital Spending: (Current Year)</b>			
23	July 4th Fundraiser - INCOME	\$ -		\$ -
24	July 4th Fundraiser - EXPENSES	\$ -		\$ -
25	<b>Capital Spending (Current Year)</b>			
26	New Tie Backs for Bulkhead by Pavilion	\$ (20,325.00)		\$ -
27	Boat Ramp and Point Projects Spending (from below)	\$ (211.06)		\$ (11,388.67)
28	<b>Capital Spending (Current Year)</b>	\$ (20,536.06)		\$ (11,388.67)
29				
30	<b>Ending Balance Checking Account</b>	\$ 35,408.42		\$ 42,385.72
31				
32	Petty Cash	\$ 70.00		\$ 70.00
33				
34	Total Cash	\$ 35,478.42		\$ 42,455.72
35	Designated Funds			
36	Boat ramp and point projects	\$ 11,388.67		\$ -
37	Operating funds - target balance \$20,000	\$ 24,089.75		\$ 42,455.72
38	Total Cash	\$ 35,478.42		\$ 42,455.72
39				
40	<b>Boat Ramp and Point Projects Spending</b>	<b>YTD 2026</b>		
41	Muratic Acid for Pavilion Floor	\$ (211.06)		
42		\$ (211.06)		
43		\$ -		
44		\$ -		
45		\$ -		
46		\$ -		
47		\$ -		
48		\$ -		
49		\$ -		
50		\$ -		
51		\$ -		
52		\$ -		
53		\$ -		
54		\$ -		
55	Year to date Spending by Quarter	\$ (211.06)		
56	Designated balance carried over from previous year	\$ 11,549.73		
57	Designated Deposits for Pav Donations, Trf Fees, Other**	\$ 50.00		
58	Funds designated for Boat Ramp and Point - BALANCE	\$ 11,388.67		

	A	B	C	D	E	F	G	H
1	LLE #3 Financial Report	Jan - Mar	April - June	July - Sept	Oct - Dec	YTD 2026		Budget 2026
2	First State Bank Checking Account:							
3	Beginning Balance	\$ 51,774.39	\$ 35,408.42	\$ 35,408.42	\$ 35,408.42			
4	Operating Deposits:							
5	Member Dues & Maint Fees	\$ 5,838.40	\$ -	\$ -	\$ -	\$ 5,838.40		\$ 10,500.00
6	Pav Donations, Trf Fees, Other**	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00		\$ 1,500.00
7	<b>Total Oper Deposits</b>	<b>\$ 5,888.40</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,888.40</b>		<b>\$ 12,000.00</b>
8	Operating Disbursements:							
9	LLWS & SSC - Water	\$ (176.53)	\$ -	\$ -	\$ -	\$ (176.53)		\$ (610.00)
10	SHECO - Electricity	\$ (865.96)	\$ -	\$ -	\$ -	\$ (865.96)		\$ (3,500.00)
11	Lawn, Trees, Ditches Maintenance	\$ (460.00)	\$ -	\$ -	\$ -	\$ (460.00)		\$ (2,200.00)
12	TRA - Annual Shoreline/Septic Fees	\$ (25.00)	\$ -	\$ -	\$ -	\$ (25.00)		\$ (300.00)
13	Tapco (ANCO) Underwriters - Com Liability Ins	\$ -	\$ -	\$ -	\$ -	\$ -		\$ (1,500.00)
14	Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -		\$ (600.00)
15	Cleaning, maintenance for Pavilion	\$ -	\$ -	\$ -	\$ -	\$ -		\$ (300.00)
16	Postage, box rental, copies, fees	\$ (78.00)	\$ -	\$ -	\$ -	\$ (78.00)		\$ (310.00)
17	Supplies, Other	\$ (112.82)	\$ -	\$ -	\$ -	\$ (112.82)		\$ (330.00)
18	Professional fees	\$ -	\$ -	\$ -	\$ -	\$ -		\$ (350.00)
19	<b>Total Oper Disbursements</b>	<b>\$ (1,718.31)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,718.31)</b>		<b>\$ (10,000.00)</b>
20	Excess Oper Deposits (Disbursements)	\$ 4,170.09	\$ -	\$ -	\$ -	\$ 4,170.09		\$ 2,000.00
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22	Fundraising and Capital Spending: (Current Year)							
23	July 4th Fundraiser - INCOME	\$ -	\$ -	\$ -	\$ -	\$ -		
24	July 4th Fundraiser - EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -		
25	Capital Spending (Current Year)							
26	New Tie Backs for Bullhead by Pavilion	\$ (20,325.00)	\$ -	\$ -	\$ -	\$ (20,325.00)		\$ (11,388.67)
27	Boat Ramp and Point Projects Spending (from below)	\$ (211.06)	\$ -	\$ -	\$ -	\$ (211.06)		\$ (11,388.67)
28	<b>Capital Spending (Current Year)</b>	<b>\$ (20,536.06)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (20,536.06)</b>		<b>\$ (11,388.67)</b>
29								
30	<b>Ending Balance Checking Account</b>	<b>\$ 35,408.42</b>	<b>\$ 35,408.42</b>	<b>\$ 35,408.42</b>	<b>\$ 35,408.42</b>	<b>\$ 35,408.42</b>		<b>\$ 42,385.72</b>
31								
32	Petty Cash	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00		\$ 70.00
33								
34	<b>Total Cash</b>	<b>\$ 35,478.42</b>	<b>\$ 35,478.42</b>	<b>\$ 35,478.42</b>	<b>\$ 35,478.42</b>	<b>\$ 35,478.42</b>		<b>\$ 42,455.72</b>
35	Designated Funds							
36	Boat ramp and point projects	\$ 11,388.67	\$ 11,388.67	\$ 11,388.67	\$ 11,388.67	\$ 11,388.67		\$ 11,388.67
37	Operating funds - target balance \$20,000	\$ 24,089.75	\$ 24,089.75	\$ 24,089.75	\$ 24,089.75	\$ 24,089.75		\$ 42,455.72
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40	Boat Ramp and Point Projects Spending					YTD 2026		
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43		\$ -	\$ -	\$ -	\$ -	\$ -		
44		\$ -	\$ -	\$ -	\$ -	\$ -		
45		\$ -	\$ -	\$ -	\$ -	\$ -		
46		\$ -	\$ -	\$ -	\$ -	\$ -		
47		\$ -	\$ -	\$ -	\$ -	\$ -		
48		\$ -	\$ -	\$ -	\$ -	\$ -		
49		\$ -	\$ -	\$ -	\$ -	\$ -		
50		\$ -	\$ -	\$ -	\$ -	\$ -		
51		\$ -	\$ -	\$ -	\$ -	\$ -		
52		\$ -	\$ -	\$ -	\$ -	\$ -		
53		\$ -	\$ -	\$ -	\$ -	\$ -		
54		\$ -	\$ -	\$ -	\$ -	\$ -		
55	Year to date Spending by Quarter	\$ (211.06)	\$ -	\$ -	\$ -	\$ (211.06)		
56	Designated balance carried over from previous year	\$ 11,549.73	\$ 11,388.67	\$ 11,388.67	\$ 11,388.67	\$ -		
57	Designated Deposits for Pav Donations, Trf Fees, Other**	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00		
58	<b>Funds designated for Boat Ramp and Point - BALANCE</b>	<b>\$ 11,388.67</b>	<b>\$ 11,388.67</b>	<b>\$ 11,388.67</b>	<b>\$ 11,388.67</b>	<b>\$ 11,388.67</b>		

	B	C	D	E	F
1	UPDATE FOR APR 2026 MEETING				
2	OWNER	ADDRESS	PROPOSED WORK	DONE	NOTES
3	George Huson	125 Hickory	Move house to waterfront lot		STILL MOVING DIRT BEFORE MOVE, no timeline on move yet
4	John Phillips	283 N Lk Shore	Barn dominium	✓	Done
5	George Huson	174 Holiday	Add carport to garage	✓	Done
6	Mike McCollom	181 N Lk Shore	Patio and cover for BBQ grill	✓	Done
7	Dave Foster	323 W Lk Shore	Carport	✓	Done
8	Dave Foster	295 N Lk Shore	Add Shed	✓	Done
9	Rhonda Echols	339 W Lk Shore	Roof Extension on Garage	✓	Done
10	Kay Wright	423 W Lk Shore	New House build	✓	Done
11	Kay Wright	255 Lesure Ln	27' x 30' Steel garage with carport	✓	Done
12	Royce/Colette Davis	138 W Lk Shore	Add garage, Sun room and Deck	✓	Done
13	Donna Seigel	223 Holiday Ln	Add Shed and Deck	✓	Done
14	Dave/Valeri Dedeaux	116 W Lk Shore	Shop beside house, Raise boathouse roof	✓	Done
15	Joe Westmoreland	105 W lakeshore Drive	remodel existing 2nd story porch	✓	Done
16	Dave Foster	295 N. lakeshore drive	add prebuilt shed	✓	Done
17	Valeri/David Dedeaux	116 W Lk Shore	remodel back deck & add above ground pool on deck	✓	Done
18	Mr. & Mrs. McCollom	181 N. Lakeshore Dr.	Side addition & front remodel	✓	Done
19	Joe & Leslie Trombrella	180 N. Lakeshore Dr.	New House build	✓	Done
20	Royce/Colette Davis	138 W. Lake Shore	Carport to Garage	✓	DONE
21	Maria Priscilla Castileja	164 Lesure Ln.	Side cover	✓	Done
22	Denise Nelson	372 W. Lake Shore	New House build and Garage		work in progress
23	Jody Gorman	176 Lake View Ln.	Carport	✓	Done
24	Valeri/David Dedeaux	116 W Lk Shore	Metal shed and concrete	✓	Done
25	Kay Wright	268 LAKE VIEW	Back Stairs	✓	Done
26	Mr. & Mrs. Bailey	225 W Lakeshore	✓	✓	Done
27	Maria Priscilla Castileja	164 Lesure Ln.	GREENHOUSE	✓	Done
28	Mike McCollom	181 N Lakeshore	back yard inground pool	✓	Done
29	Valeri/David Dedeaux	116 W Lk Shore	detached bedroom with bath	✓	Done
30	Maria Priscilla Castileja	164 Lesure Ln.	new shed back yard	✓	Done
31	George Huson	141 Hickory Ln.	tractor shed addition	✓	Done
32	MIKE PAVLIK	397 LESURE LN>	TEAR DOWN & NEW HOUSE		START IN APRIL 2026
33					
34					