

Highlights from the POA Board Meeting, September 23, 2024

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Jo Matthew made the following announcements:**
 - Employee of the Month for August – Martin Kizer/Maintenance
 - Garage Sale weekend September 27 and 28 – Beautification Buddies hosting sale by tennis courts – Phil the Box is available through this coming weekend for your used clothing and accessories – if unable to reach handle to box, place donation by box and someone from Beautification Buddies will ensure it gets in the box.
 - 4th of July Ad Hoc Committee forming – POA came very close to breaking even in 2024 for all expenses incurred – Committee would probably meet a couple of times a month to start and then as needed up to July – hoping to get an early start on securing business donations – if interested in participating, please contact Community Manager or a Board member
 - POA purchased two new compacting garbage trucks – this decision has been over three years in the making and is why the decision was made a few years back to move to hinged trash cans. In the spring of 2023, Operations Manager Clayton Creel presented a cost analysis to the BOT about the rising double-digit costs of household debris pick up. Private company compactors and disposal of debris is an ever-rising expense. Trustee Renfro did another cost analysis and Internal Financial Manager Henshaw verified the analysis that indicates a \$30,000 a year savings in private company costs combined with labor savings for a total projected savings of \$40-\$50,000 a year. The life expectancy of the trucks is 15-20 years so savings should increase each year. With the commencement of use of these trucks, household debris pickup will change to once a week and cardboard pickup will be picked up separately twice a month. POA will be sending out information about the start of these changes as they are ready to occur.

REPORTS

- **Constable Report:** Constable Mark Cole was absent, and President Jo Matthew reported the following services for Trinity County provided by the Constable for the month of August: attended JP and District court, 1 traffic warning, 2 traffic citations, and 1 accident service call. We have had more deer hunters sign up this year than we have hunting spots, but we only sold one alligator permit.
- **Access Control.** Trustee Deta Rogillio reported Access Control statistics for the month of August are: 7,780 vehicles were vetted through the left-hand lane: 4,685 POA, 2,248 Contractor, 197 MVR, and 656 Country Club. 640 telephone calls were received in August. Deta asked if you have outside people coming in to help you with your garage sale that you put them into Gate Sentry and ensure that you have them in for both days. Also, Access Control is cleaning up the eTag database. If you buy a new vehicle, please put your old vehicle information at the bottom of the eTag form so that it may be removed from the eTag system.
- **ACC:** ACC Chair George Gallagher reported for year-to-date: 15 new homes have been approved; 54 additions/improvements; 11 consolidations; 30 fences; 13 extensions, and 11 denials. The ACC asks the POA BOT to review the number of extensions that may be granted without penalty on projects.
- **Maintenance Report.** Maintenance Supervisor Chris Williams was absent and President Jo Matthew reported that the 19th Hole grease trap was dumped and cleaned, the Lake Livingston transfer pump was repaired, one new employee was hired (still have three open positions), road repairs done in the townhomes to fix “soft spots” from rain, hay field mowing has been

accomplished, garbage trucks picked up from Florida and Mississippi, new fuel inventory sheets started, preventative maintenance sheets being developed, and two more dead trees were removed.

- **Budget Committee Report.** Trustee Rick Renfro reported the POA ended August 2024 with \$1,783,635 in liquid assets. He further reported the total POA net income for the month was \$33,408 better than the budget and is \$81,881 over budget for the year to date through the end of August. All operational business areas exceeded their income budgets for the month. Total payroll expenses were under budget for the month of August. The total Association operating income for the month of August was over the budget by \$42,464 and is \$72,038 better than the budget year to date through August. Total Association operating expense for the month of August was over the budget by \$9,056. The Association is currently \$153,919 over the year-to-date expense budget due in part to the 2023 road expense of \$154,360 that was paid in January.
- **Deed Violation Report.** 38 corrected, 30 new, 1 ACC, 9 at legal or public nuisance, and 96 currently active.
- **Country Club Committee Report.** No meeting in August.
- **Golf/Greens Committee Report.** No meeting in August.
- **Streets and Roads Committee Report.** Trustee Liaison Ron Auvenshine reported that the Committee divided into two groups and drove all 26 miles of roads within the community. They assessed the conditions of the roads, approximated traffic loads, and evaluated drainage and culverts. The Committee plans to combine notes made during the assessment and discuss the findings at the October meeting.
- **Maintenance Committee Report.** Trustee Liaison Jo Matthew presented the Maintenance Committee Report. She stated that a consultant has been contacted and is working on a proposal to remedy the spillover on Westwood Lake and that bids are being secured for tree trimming on roads. All members' reports were divided into their different areas and submitted to the appropriate supervisor for his review and attention.
- **Strategic Planning Committee Report.** No meeting in August.
- **Neighborhood Watch Committee Report.** Trustee Liaison Cheryl Savage reported that the Committee finalized plans for the October 5th Neighborhood Night Out event to be held at the Clubhouse. Activities have been planned such as Scavenger Bingo and a Cookie Bake-off. Additionally, a helicopter ambulance service may be present to explain their services to the community. WS Connections database zone records have been completed and roll out preparations are in progress.

ITEMS for RATIFICATION: The Board approved the following:

- Approved payment plan on lot 06-01-40.

ITEMS for CONSIDERATION: The Board approved the following:

- Approved adding the administrative cost of creating a violation letter plus the cost of registered mail to violations. Administrative cost is currently \$25.
- Approved offer of position of Golf Course, Pro Shop, and Facilities Manager.
- Approved offer of position of Golf Course Grounds Supervisor.
- Approved counteroffer on 02-36-13 and 02-36-14.
- Approved consultant costs to address Westwood Lake spill over.

The next board meeting is Monday, October 28th, 2024.

Property Owner comments/questions at the meeting addressed the following topics:

- A property owner thanks BOT for new lounge chairs by the pool. A property owner asked if BOT had considered the effect moving to one day a week trash pickup would have on the community. *See "Announcements."*
- A property owner asked that the BOT return to taking questions at the end of the meeting. *BOT will review for possible implementation.*
- A property owner related problems associated with the current spec house program resulting in an 18.2-month backlog of homes. Property owner stated that this backlog affected the ability to refinance homes and secure a loan.