

**POINT AQUARIUS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING**

*Thursday, February 8, 2018*

**Minutes – Approved**

Board Members Present: Larry Vaslet, President  
Ken Kubecka, Secretary  
Patty Geraci  
Walter Flippo  
William Puff

Board Members Absent: Al Escher, Treasurer  
Roland Morgan, Vice President  
James Bishop

Meeting was held at Point Aquarius Community Center. Janis Cain of Investment Management Company was present.

- 1) Regular open Board Meeting called to order by Larry Vaslet at 6:30 PM. Quorum established.
- 2) Minutes  
***Motion to approve the minutes of the January 11, 2018 Board meeting and November 20, 2017 Special Meeting was made by Ken Kubecka and seconded by Walter Flippo. Motion passed unopposed.***
- 3) Financials -  
***December 2017 & year end financials delayed.***
- 4) President's report  
Larry Vaslet reported that the flag committee will be much more active in 2018 displaying more flags to honor veterans, etc. Larry went in detail of the Boards visit with animal control trapper and coyotes seen in neighborhood. The outcome is for the Board not to pursue trapping of coyotes and for property owners to be aware and go outside in yard with pets and keep pets on leash. Larry plans to put this information on the website.
- 5) POA Office Report & Financial Update – Janis Cain.
  - IMC reported 20 deed violations in January 2018. (12 parking, 5 decorations, 2 maintenance, 1 unsightly)
  - 4 request for Architectural Control Committee.
  - 3 New property owners in December.
  - 2017 Audit begins in May 2018.
  - ACC software – training in next few weeks
  - Gate Access Cards are \$15 (check, money order, cashier's check only – no cash); the POA office will no longer invoice for Gate Access Cards if you come into the office without proper payment because we have several property owners that are not paying when invoiced.
  - Collections of Annual Assessments going well.
  - Collection cases sent to attorney for non-payment: The POA has several large cases with legal now that have been on the books for a while. Now and for past few years, the POA is pursuing collections as soon as they are considered late or past due. If you are a property owner that is paying monthly, monthly payments are due on the first of every month beginning January 1, 2018. Late fees are posted every quarter. If you are a property owner that has not paid at all or you are already late in paying, please pay before we start legal proceeding; property owners are responsible for the legal cost.
  - The email addresses for the POA office and the gate will be changing in the near future; when this takes place an eblast will be sent out to all property owners that have their correct email address in Gate Key.
  - Please check & update your contact information in Gate Key, and
  - Please update your contact information with the POA office accounting records; these are two different databases. We need current mailing address, phone numbers and email addresses. We plan to EMAIL the 2019 invoices in November/December of 2018 so we will need to make sure the email addresses are correct in QuickBooks. If you do not have an email address and/or choose to opt out of email annual invoices we need to know. Contact Janis Cain to update your contact information for accounting purposes.  
[jcain@imcmanagement.net](mailto:jcain@imcmanagement.net)



6) Committee Reports

- Ponds/Roads – Ken Kubecka reported that the Section 5 dam is in need of repairs. Ken also reported that there is a problem with Nutria again. Regarding road repairs there are two places on Constellation that need to be fixed and are under warranty from recent road work. In 2018 our plans are to do emergency repairs as need and then in the fall of 2018 make a decision on what we can do with the remaining 2018 budget and look into going into the 2019 budget.
- Entry Gate/Guardhouse/Security/Section 5 – No update.
- Facilities, Storage Lot - Walter Flippo reported dry storage fence repairs are complete. Walter also mentioned that several property owners voiced concerns about there not being security cameras in the dry storage area; Walter made it clear that there are three security cameras in dry storage.
- Marina Section 7 & Pegasus Boat Ramp – William Puff reported that the marina is open, the goal was to have the repairs completed by Lewis Towing & Salvage before February and it reopened January 28<sup>th</sup>. William reported that cosmetic repairs are still needed and this work is being scheduled.
- Grounds, Beautification & Mowing, Commons, Pools & Recreational Amenities – Patty Geraci reported that the cold weather really damaged a lot of plants again this year and asked that all be patient with the Beautification Committee. Contact the POA office if you are interested in volunteering on the Beautification Committee.

7) Unfinished & New Business

**Motion to increase crime limit on insurance policy was made by Patty Geraci and seconded by Ken Kubecka. Motion passed unopposed.**

Larry suggested the Board write a letter and that all individual property owners write a letter to Governor Abbott and Lt. Governor Patrick in opposition of permanently lowering Lake Conroe three feet. If the lake is permanently lowered three feet this will be devastating to the POA marina and water front properties.

The Board is planning to replace the basketball goals with commercial grade backboards and goals. The commercial grade cost is higher so all basketball courts may not be replaced with commercial grade or all at one time.

**Calendar of Events** - Annual Election is soon, please consider running for the Board and being a positive influence in the community.

- March 8, 2018 – Next Board Meeting
- March 8, 2018 or sooner – Board & ACC applications available in the POA office.
- March 19, 2018 – Midnight Deadline for applications to be turned into the POA office.
- April 12, 2018 – Meet the Candidates Night in conjunction with Board Meeting.
- April 28, 2018 – Annual Meeting Election 10:00 AM at Community Center

Annual Elections for Open Board Positions and ACC Positions are as follows.

The Open Board positions are:

- At Large Position – expiring 2021
- At Large Position – expiring 2021
- At Large Position – expiring 2021
- At Large Position – expiring 2019 filling a position

The Open ACC position is:

- ACC position – expiring 2021

8) Regular Board Meeting adjourned

**Motion to adjourn the Regular Board meeting at 7:30 PM was made by Patty Geraci and seconded by Walter Flippo. Motion passed unopposed.**

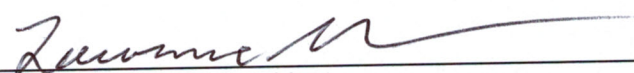
9) Executive Session

No Executive Session

Submitted by:

  
Ken Kubecka, Secretary

Approved by:

  
Lawrence Vaslet, President