

POINT AQUARIUS PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING

Saturday, April 29, 2017

Minutes – Approved

Board Members Present: Larry Vaslet
Roland Morgan
Al Escher
Ken Kubecka
Jay Thompson
Patty Geraci
Jim Geraci

Board Members Absent: None

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

- 1) Meeting called to order by Larry Vaslet at 10:04 AM. Introductions.
- 2) Quorum established.
- 3) Approval of 2016 Annual Meeting Minutes

Motion to approve the minutes of the April 30, 2016 Annual meeting was made by Ken Kubecka and seconded by Jay Thompson. Motion passed unopposed.

4) Election

- o Ballot distributed to all present.
- o Announced by Ken Kubecka –
 - Board positions available: 4 (3 – 3 yr positions & 1 – 1 yr position), there are 3 candidates on the ballot (James Bishop, William Puff, & Larry Vaslet).
- o ACC positions available: 1 (1 – 3 yr position), there is 1 candidate on the ballot (Jimmy Harris).
- o All candidates were introduced and each candidate was given the opportunity to speak on their own behalf. All candidates did so, sharing about themselves and gave reasons they would be an asset to the community as a Board member.
- o Ken Kubecka asks if there were any nominations from the floor for Board or ACC? There were 2 nominations from the floor for the Board (Walter “Sonny” Flippo and Steve Ames), both gave brief presentation. ***Motion to cease nominations was made by Roland Morgan and seconded by Jay Thompson. Motion passed unopposed.***
- o Recess for voting.
- o Announced by Ken Kubecka: There are 5 write ins for the Board (Walter “Sonny” Flippo, Steve Ames, Joe Cox, Michael Howard, and Brett Cross). There are 2 write ins for ACC (Henry Wishard & Steve Ames).
- o Election closed and meeting called back to order at 10:25 AM by Larry Vaslet.

5) President's Report

Larry Vaslet thanked the Board and all the many volunteers for all of their dedication to the community.

6) The Point Aquarius Women's Club – Irene Mayen presented \$5000 to the Board and community for assistance in purchasing the fountain on Gemini. Irene also mentioned that the Women's Club can always use more volunteers and support.

7) Treasurer's Report January – March 2017 financials presented by Al Escher via Power Point presentation.

8) Committee Reports/Accomplishments presented by each Board member and ACC commented on accomplishments.

9) Election Results announced by Ken Kubecka.

- o Board: 3 yr terms: William Puff, Larry Vaslet, James Bishop. 1 yr term: Walter “Sonny” Flippo.
- o ACC: Jimmy Harris, 3 yr term

10) Motion to adjourn the meeting at 11:30 AM was made by Roland Morgan and seconded by Jay Thompson. Motion passed unopposed.

Submitted by:



Janis Cain, Property Manager on behalf of Ken Kubecka, Secretary

Approved by:



Lawrence Vaslet, President

2017 Annual Meeting Treasurers Update

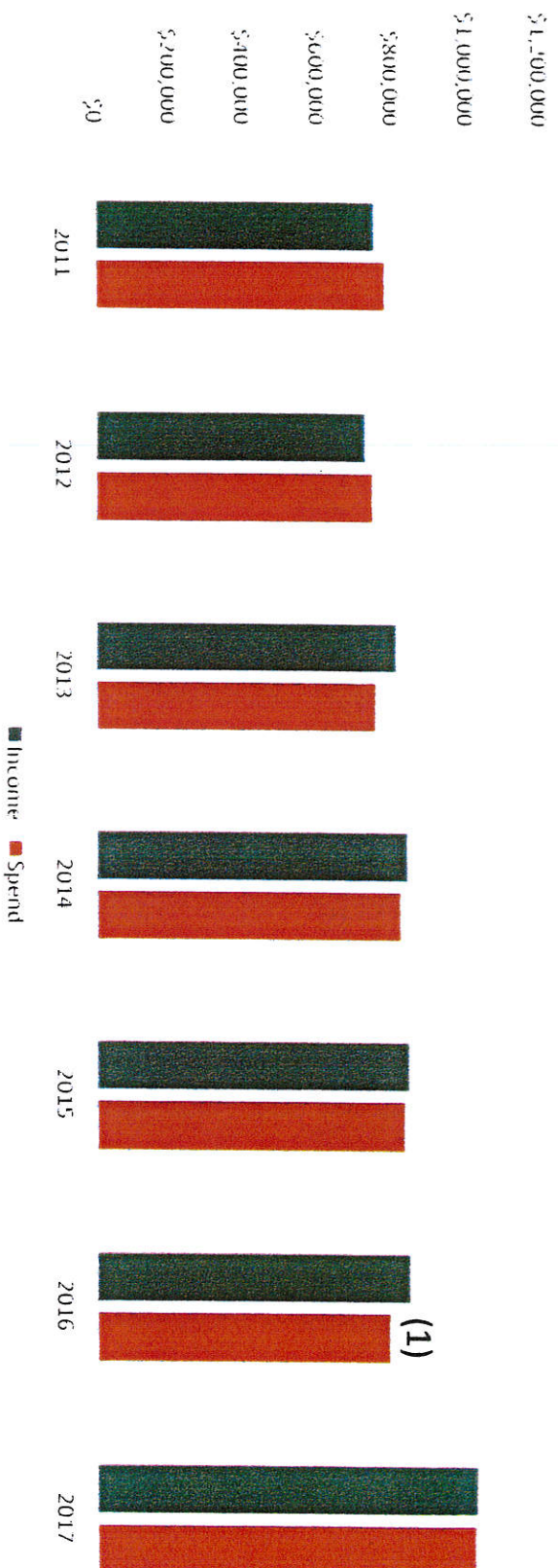
[based on full year 2016 results, March YTD 2017 and final 2017 Budget]

APRIL 2017



Revenue and expense are increasing this year

Point Aquarius POA Annual Expenses and Receipts



1. We underspent the road budget by \$45k.



2016 to 2017 Variances - Revenues

Line Item	2016A	2017B	Explanation
Net POA Dues	742,012	825,960	Raised annual dues \$100
Prior Year Assessments	47,577	15,000	Progress on collections in 2016 will make an encore difficult
Other	105,901	95,900	Lower building fees, transfer fees, and late fees
Use of Reserves	0	95,000	From prior year surpluses
Total	\$895,490	\$1,031,860	

A = Actual, B=Budget

A = Actual, B=Budget

2016 to 2017 Variances – Expense (where we are spending more money)

Line Item	2016A	2017B	Explanation
Roads	206,956	250,000	Underspend from 2016 sent to Reserve
Section 1 Common Area	2,075	90,000	\$32k committed to engineering and design; remainder contingent on study outcome
Ponds/Fountains	7,116	50,000	2 Fountains, Waterfall, new Spillways
Recreation Amenities	1,510	15,000	Re-surfaced courts; lighting (done). Some funds remain.
Boat Ramp/ Bulkheads	0	20,000	Repairs along lakeshore and PA Blvd
Everything Else	586,089	602,876	Increase of \$16,787, or 3% [notable changes: Gate +\$10k; Pools +\$5k]
Total	\$800,726	\$1,027,876	

A preliminary look at YE 2017 shows a reasonable reserve

AS OF 3/31/2017

PRELIMINARY RESERVE ALLOCATION

Line Item	Cash	Reserve Category	Initial Allocation
We have in Bank	\$981,931		
Will bring in additional	\$238,223	Roads (2)	\$100,504
Will spend (Apr-Dec)	(\$864,871)	Buildings	\$50,000
Should have at YE	\$355,283	Amenities	\$50,000
Less 15% Contingency	(\$154,779)		
Reserve (1)	\$200,504	Total	\$200,504

(1) Main risk of change in these figures should be additional receipts (could be lower).

(2) Based on prior studies of the roads, this figure could be significantly higher.

Financially, the transition from 2016 to 2017 reflects a change in priorities

- 2016 ended according to plan, with increasing concern about the state of the common areas
- Last year's audit found that our reserve was deficient
- We raised the dues
- We have started work on the common areas:
 - Resurfaced and lighted athletic facilities
 - A lot of tree trimming
 - A fountain by the office, a fountain sometimes on Gemini, and a waterfall (water-trickle, maybe)
 - Bulkheads under repair
 - Started work on spillways
 - Started engineering study of Section 1 common area
- We are starting to build our reserve for major road and building [replacement] projects



PA is still a relatively lean operation

Comparison of Manned-Gated Lake Conroe Communities, POA Annual Dues, \$

