

**POINT AQUARIUS PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
*Thursday, September 12, 2019*

**Minutes – Approved**

Board Members Present:                   Larry Vaslet, President  
  Ken Kubecka, Vice President  
  Charles Jordan, Secretary  
  Mike Wilson, Treasurer  
  William Puff  
  Walter Flippo

Board Members Absent: Clint Wilkinson, James Bishop, Brandi Banks-Burke

Meeting was held at Point Aquarius Community Center. Kimberly Blaha, Susan Hamelin and Steve Durham of Investment Management.

1. Executive Session – Recap to Membership
  - A. Meeting with Representative from property next to entrance to gather facts for possible negotiations and legal opinion.
  - B. POA Attorney evaluation **No Report**
  - C. Board Interaction & Legal **No Report**
  - D. Deed Restrictions / Violations Discussed & acted on legal opinions as to two alleged violations. **Motion to proceed to send final letter violations to the attorney. Motion made by Charles Jordan and second by Mike Wilson. Motion passed unopposed**

**Motion to adjourn the Executive Board meeting at 6:58 PM was made by Charles Jordan and second by William Puff. Motion passed unopposed.**

Reconvened to Open Session

2. Regular open Board Meeting called to order by Larry Vaslet at 7:00 PM. Quorum established.
3. Recap of Executive Session actions by the President.
4. Minutes  
**Motion to approve the Minutes of August 8, 2019 Board Meeting was made by Charles Jordan and second by Ken Kubecka. Motion passed unopposed.**
5. Financials (see attached)  
**Motion to approve the July 2019 Financials was made by Mike Wilson and second by Ken Kubecka. Motion passed unopposed.**
6. President's Report – Electrical work in the front entrance has been completed by Welch Electric. Sprinklers are being looked at by Best Services.

7. POA Office Report - Susan Hamelin

- 11 requests for Architectural Control Committee approval.
- 48 deed violations cited.
- 5 New Homeowners for the month of August

8. Committee Reports

- Ponds– Ken Kubecka reported we are installing new signs “No Fishing” at the S side of Gemini blvd and at the front next to the office. Due to too many lures damaging our pumps replacement cost of pumps \$1000.00.
- Entry Gate/Guardhouse/Security – Roland Morgan reported School has started no incidents. Guard shack computers would need upgrading with the cameras.
- Roads – Ken Kubecka reported road contractors, AAA Asphalt Company will commence working on road repairs end of September and beginning of October. We will ask residents to be aware of detours and drive safely.
- Marina & Pegasus Boat Ramp – William Puff reported water levels in Lake Conroe are low be cautious with boats depth are below 2-feet some areas.
- Beautification/Commons – Larry Vaslet reported we have bids to redo wall of stucco in front entrance, we are suggesting removing them completely, adding trees or shrubs.
- Pools & Recreational Amenities – Walter Flippo reported the present we have changed Pool Company several times in the past year. We have contracted CNR pool Company all is looking good.
- Dry Storage/ Facilities – Larry Vaslet reported dry storage the fence has been replaced.
- ACC Report – Steve Hake reported some issues with compliance to the rules and regulations with reference to driveway expansion joints.
- Documents Review & Amendment – Charles Jordan reported the Amendment rules for Articles of Incorporation, Bylaws, DCCRs, & ACC Guidelines, to be review by the POA Attorney.

9. New Business

- A. Boards discussed and voted on Reserve Study proposal. ***Motion to go ahead with Community Association Reserves pending confirmation of present ability to pay for study was made by Charles Jordan and second by Ken Kubecka. Motion passed unopposed.***
- B. Board discussed how to better communicate decisions made with homeowners and committee members.
- C. Board to discuss IMC being included on board email was postponed until next meeting.
- D. Board to discuss bulkhead and uneven grounds around pool are, Board asked for IMC to get some proposals for repair of bulkhead. ***Motion for IMC to get professional proposals for the repair of the bulkhead was made by Ken Kubecka and second by Walter Flippo. Motion passed unopposed.***

- E. Board to discuss and vote on Motion to Enforce Deed Restrictions as Written. ***Motion to establish a policy that without giving up its statutory or common law discretion, this Association will enforce deed restrictions as written, unless the Association has a specific attorney's opinion otherwise was made by Charles Jordan and second by Ken Kubecka. Motion passed unopposed.***

10. Old Business None

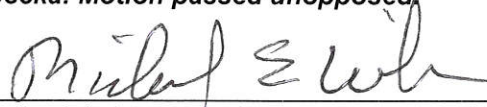
11. Confirmation of actions taken between Board meetings: No action taken between Board meetings

12. Open board Meeting adjourned at 7:56 PM

13. Board meeting adjourned

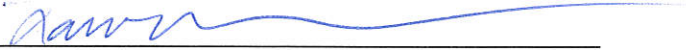
***Motion to adjourn the Board meeting at 7:56 PM was made by: Charles Jordan and second by Ken Kubecka. Motion passed unopposed.***

Submitted by:



Susan Hamelin, Administrative Assistant on behalf of Charles Jordan, Secretary

Approved by:



Lawrence Vaslet, President