

Point Aquarius Property Owners Association
Board of Directors' Meeting
Minutes - Approved
Thursday, April 8, 2021

Board Members Present:

Tammy DeVine, President
Mike Wilson, Vice President
Brenda Wendt, Secretary (online)
David Sellers, Treasurer
Walter Flippo
Steve Hake
Sarah McDowell
William Puff

Board Members absent, Starling Ishee

The monthly Board of Directors Meeting was held at the Community Center and online via Microsoft Teams. Meghann Barnes, Susan Hamelin and Steve Durham of Investment Management Company were present.

1. Executive Session

- Deed Restriction /Violations
- Attorneys moving forward with a lawsuit on deed violation
- Yellowstone bid for repairing sprinkler system and yearly maintenance, bid for removing all dead foliage
- Move to open session providing a summary of action taken

Reconvened to Open Session

Regular open Board Meeting called to order by Board Tammy DeVine at 7:05 pm and a quorum was established.

1. Tammy DeVine recapped Executive Session actions by the board regarding Deed Violations; Board members drive the streets of Point Aquarius weekly if not daily. The Board reviews all deed violations and any correspondence sent from residents. There are times that we have to use our attorney to correct violations. This is very costly. We would appreciate residents who have received notice of a violation to immediately contact IMC and Susan at the PA office.
We have another bid for the sprinkler system for review.
2. Secretary Report Brenda Wendt we have the elections coming up Board and ACC election ballots were mailed out to residents along with two additional documents; recycling survey and resident contact form. We would like all residents to complete these and drop at the office as soon as possible. With the transition to GateKey Plus, we are spending money each time we send out an email to our residents. IMC, our management company, has offered to allow us to input information into their system to use for mass emails to residents to save us money. We have been discussing recycling in our neighborhood for quite some time and would like to know how the neighborhood feels on this. Again please complete both and soon as possible and return to the front office.
3. Minutes of Board Meeting March 2021. Motion was made by Starling Ishee via E-mail to approve the March 2021 Minutes of Board Meeting was seconded by Walter Flippo and passed unopposed.
4. Treasurer Report David Sellers reported on the Woodforest and CIT accounts, Matured CD from Raymond James, you will notice this all on our Audit report. Sometime in May will meet with the reserve study Tammy DeVine has said IMC has done an excellent job collecting the money of dues.

5. Financials Report for March 2021, David Sellers recapped the financial report. Motion was made by Steve Hake to approve the Financial Report, seconded by Mike Wilson, and passed unopposed.

Motion was made via email by Starling Ishee for a budget revision adding 20k to line item 5060 "building repair" and 20k to line item 5012 "computer maintenance" to accommodate these two items and second by Steve Hake, and motion and passed unopposed

President Report - Tammy DeVine, Susan at the PA office is receiving e-mails daily from residents. Residents on Sagittarius E reported Wagner water looked at storm sewer pipe and told owner an engineer would be out. I have turned e-mail over to current MUD President; R. Morgan. The Lake Conroe Association has filed a lawsuit against SJRA and the City of Houston to stop the illegal release of water downstream. They would like PA Board to forward the email to all residents. Resident reported sprinkler damage by the concrete that repaired PA Blvd. Residents need to understand the dedicated road easement extends into the yard about 8-12 feet past the curb. Owners accept the chance of damage if they place anything in a utility easement. Roads Committee will review the written report from the resident. Residents have been very busy on Next Door. Brenda Wendt is our Communications Director; she is the board's official spokesperson. There have been serious incidents in our neighborhood. Residents need to first call the police and then fill out an incident report with Susan and the PA office. 4-wheelers, motor cycles, golf carts and vehicles that are destroying property also need to be reported to the police department immediately. Fill out and e-mail a PA incident Report to Susan. Parents know where they are, who they are with and what your minor child/children are up to. Parents with older child/children need to know where they are, who they are with and what your child/children are up to. A resident request NO Wake in PA cove, this request will be given to the Marina Committee.

6. Office Report No report at this time

7. . Standing Committee Reports Steve Hake request to add Facility report.

- **Ponds, Beautifications, Commons, and Flags**

1. Tammy DeVine reported Common area Tree Doctor inspected/treated 63 trees. Half are oaks showing freeze related shock. The other trees are pine and have bark beetle infestation. Two trees on Andromeda Court were cut down removed and stumps grinded. Beautification committee has received several bids for a sprinkler contractor. Leesha, one of our Master Gardeners has spent countless hours removing dead foliage. Yellowstone will report their recommendation on replacing dead plants.

Ponds NO FISHING means NO FISHING. I took over the Ponds Committee in September 2020. A past board member is correct about the amount of money spent with Aqua Tek to replace and install equipment. PA pumps water from the Lake Conroe to refresh/refill the ponds which are metered by SJRA. Every year the meters are read and certified. The Gemini ponds cannot circulate/pump water without the meter.

Motion was made by Steve Hake to approve the bid from Bobby Trero for treating 63 more trees at \$100/ tree second by Sarah McDowell and motion and passed unopposed

- **Entry Gate/Guardhouse/Security**

1. Sarah McDowell and Starling Ishee reported we are switching out from Suddenlink to Tachus, we will have the new readers for the gate cards long distance no more rolling done windows. We are having issues that involve law enforcement please contact sheriff dept we are not the police. We have reviewed bid #55 from Boyd Tech for adding the infinias card reader at the gate and the pools.

- **Roads**

1. Reported by Steve Hake reported Completed the road repair for last year budget, working on the new repairs for 2021-2022 budget. There was an incident of on broken Irrigation on curbside. We need for him to submit a report saying it was not caused by the freeze. We ask IMC to send out a letter to the resident on this matter. Residents need to know that any repairs needed by the Utility or road repairs, have the right to 8 to10' from the street line. We have been talking to Summerchase developer and engineer having issues with work they have done some grinding to the roads.

A Motion was Made by Steve Hake to turn the street issue over to the lawyer to handle, Seconded by David Sellers and passed unopposed.

We are going to put out some Botts' Dots for a test instead of speed pumps.

- **Marina**

1. Bill Puff reported he has been on Board for 5 years and wants to thank the Marina Committee for doing an outstanding job, we rely on them they are our eyes and ears, My time on Board has come to and end.

- **Pools, Recreational Areas, and Dry Storage**

1. Walter Flippo reported Pools are open; I appreciated the opportunity to serve my subdivision/community for the last fours years.

2. Dry storage area Mike Wilson reported going out to the dry storage area still having issues with a few spots overlapping.

Tammy DeVine thanks the 3 members Mike Wilson Bill Puff Walter Flippo for their term served on Board.

- **ACC Report**

1. Steve Hake Reported on emails received concerning building a Boat House, residents need to submit an ACC packet for approval we do not wish to do anything verbal we would like to have documentation on any project, also. Another residents request for adding buoys on the Lake of Conroe this is a SJRA issue this is not an ACC issue.

- **Communications**

1. Brenda Wendt was not at the meeting attended via online, I have posted on Nextdoor information and reminders about the coloring contest, thank you to the fire department, and information about the pool season. All were sent to the board for review via email. Additionally, an election reminder with a brief meet the candidates post was made with a link to their bios on the website. Resident (Neil Moss) contacted me directly via Nextdoor APP messages to help him understand more about the cost and damage fishing in the ponds caused as well as requested that I 'back' him on a Nextdoor post. Below is my response to him. "Thank you for reaching out. Please email your above information/questions to the office. As a Board, we are committed to keeping all communication to residents documented and going through the office to prevent incorrect information from going out. All posts made by me are board discussed and approved prior to posting. As it relates to the ponds and pumps, this is not an area of my expertise so we will need to discuss as a board and get back with you.

2. Meet the candidates for the Board and ACC will be 4/8/21. Information on each candidate is posted on our website. Absentee ballots are due by 4/23/21 by 5:00pm. Anyone wishing to still run for a Board or ACC position may still do so via a write-in candidate on these ballots. Our annual meeting will be on 4/24/21 10:00 am. All residents are encouraged to attend in-person or virtually. Anyone who wants to vote in-person can do so at 10:00 at the annual meeting. Our election committee will work to validate and count votes and an email announcing elected positions will be sent by the end of the day on 4/24/21.

8. New Business

- Meet the Candidates; Brandi Banks, Roland Morgan, Sue Westerfield, Clint Wilkinson was not present the President read his bio. ACC candidate Steve Hake. Each one read a brief bio of themselves.
- Pools are open as of April 1st.

9. Old Business

- A. Updating systems at guard shack motion via e-mail
- B. Easter Event for PA youth coloring contest winners.

Motion was made by Steve Hake to accept the bid # 44317158 for repairs of the irrigation system by Mr. Sprinkler and second by Mike Wilson and motion and passed unopposed.

Motion was made via email by Sarah McDowell to approve the bid #55 from Boyd Tech for adding the infinias card reader at the gate and the pools second by Starling Ishee and passed unopposed.

10. . Open Forum Residents reported

Resident reported kids on golf carts and ATV's speeding along the Summerchase.
What is the situation with the broken fountain pumps?

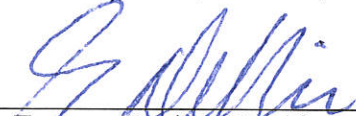
We adjourned the meeting.

11. .Adjourn the Meeting

A motion was made to adjourn the Meeting at 8:56 PM by Sarah McDowell, seconded by Steve Hake, and passed unopposed.

Open board Meeting adjourned at 8:56 PM

Submitted by: 
Brenda Wendt, Secretary

Approved by: 
Tammy Devine, President