

Point Aquarius Property Owners Association
Board of Directors' Meeting
Thursday, February 10, 2022

Board Members Present:

- Tammy DeVine, President
- Brandi Burke, Vice President
- Brenda Wendt, Secretary (via online)
- David Sellers, Treasurer
- Steve Hake
- Sarah McDowell
- Sue Westerfield
- Roland Morgan
- 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.

Executive Session

- Deed Restriction / Violations / Attorney moving forward with deed violation.
- Move to open session providing a summary of action taken

Reconvened to Open Session

- Regular open Board Meeting called to order by Tammy DeVine at 7:03 pm and a quorum was established.
- Tammy DeVine recapped Executive Session; the Board reviewed all deed violations and moving forward with legal action against violations.
- Secretary Report – Brenda Wendt reported Minutes were approved via email
 - Minutes of Board Meeting January 2022 - Motion was made via-email to approve the January 2022 Minutes by Sarah McDowell, seconded by Sue Westerfield, and passed unopposed.
- Financials Report for December 2021 David Sellers recapped the financial report.
 - Motion was made by David Sellers to approve the Financial Report, seconded by Sue Westfield, and passed unopposed.
- Financials Report for January 2022 David Sellers recapped the financial report.
 - Motion was made by David Sellers to approve the Financial Report, seconded by Steve Hake, and passed unopposed.
- Office Report given by Susan Hamelin. Reminder for all those who did not pay their Dry Storage or Boat slips by the end of February, they will be forfeiting their space. Annual Assessments were due January 31, 2022. Please contact the office to make payment plan or set up monthly payments.
- President Report – Tammy DeVine reported that all is quiet for the month of January; no issues to report.
- Standing Committee Reports:
 - **Ponds, Beautifications, Commons, and Flags**
 - **Beautification** - Tammy DeVine reported that Marie and Eddie refreshed flower beds in the front office by the mail box and the marquee. We are getting bids to clean-up the existing plants in front of the office and Summerchase entrance.
 - **Flags** - Tammy DeVine asked Kenny Venghaus if there were any issues with the flags and he reported two flag poles waiting to be installed at the front entrance of the subdivision.
 - **Communications**
 - Brenda Wendt reported that we did have a couple of issues with violation reports from residents. We cannot disclose our actions taken when violations or issues are reported due to privacy of personal information. We respect your confidentiality as the homeowner and appreciate all of the information we receive from residents.

- **Marina and Dry Storage**
 - Sue Westerfield reported for dry storage that there was a walk around, and there is a section where there is encroaching of space. We will be contacting them to move over 1 by 1. For the marina, we have sent out an email requesting boat slip owners to update their insurance information and let us know if you own a boat, and park it at home, as per Boat Slip Agreement must provide proof of insurance. We are doing a spreadsheet with all the insurance date renewals and will contact the homeowners 30 days prior to the end date reminding them to drop off a copy at the office.
- **Entry Gate/Guardhouse/Security**
 - Roland Morgan reported that we had the IT Company, Brandon Boyd, come to the executive session to give us updates and discuss bids for new computers for the guard office. They need two monitors to see names of card entries. Reminder, everyone entering the resident side of the gate MUST STOP prior to the gate, allow the arm to reset, then STOP and wait for the arm to go up before proceeding when at the gate.
- **Pools and Recreational Areas**
 - Brandi Burke reported that there are no incidents; our pools overall are good and quiet.
- **Roads**
 - Steve Hake reported that he talked to Pavecon Company for this year road repairs but they have taken on TX DOT construction contracts and he has intention on getting our job done in between TX DOT jobs. We are looking into doing asphalt repairs on some areas in Section 1 as well as sealcoating. This will extend the life of an asphalt surface by applying extra coats of asphalt cement to the top layer. Speed bumps cost \$1,700 for cement. Asking the board their input on this, if we should add more, and if so, how many. Ryan Burke has stepped up to learn all the information on the street repairs and join the roads committee.
- **ACC Report**
 - Steve Hake reported that we had a project that was not conformed to our request. ACC intervened and asked for the Board to assist. In the past three years, we have held the line on the standards to the community. Thanks to Earl Westerfield for stepping up and inspecting the projects.
- **New Business**
 - Residents with outstanding PA dues will have gate cards deactivated.
- **Old Business**
 - Golf cart drivers and registration. Requested meeting with Montgomery County. Waiting for an appointment with Montgomery County to discuss this matter.
 - ACC recommendations on exterior lighting.
- **Confirmation of actions taken between the Board Meetings.**
 - No action was taken.
- **Open Forum Residents reported**
 - Resident reported Deed Restriction what does it say about wreck cars in parking space.
 - Resident reported on going parking on Pegasus Street, Also mentioned speed bumps are needed.
 - Resident inquiring about the spillway off his property onto the Point Aquarius side.
- **Adjourn the Meeting**
 - A motion was made to adjourn the Meeting at 8:09 PM by Brandi Burke, seconded by Sue Westerfield, and passed unopposed.
- **Open board Meeting adjourned at 8:09 PM**

Submitted by: _____

Brenda Wendt, Secretary

Approved by: _____

Tammy Devine, President