

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

Board Members present:

- Tammy DeVine, President
- Brandi Burke, Vice President
- Brenda Wendt, Secretary (Via-Online)
- David Sellers, Treasurer
- Steve Hake
- Sue Westerfield
- Roland Morgan

Board Members not present:

- Sarah McDowell
- Starling Ishee

The monthly Board of Directors Meeting was held at the Community Center and online via Microsoft Teams. Meghann Barnes and Susan Hamelin and Tammy Perry 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 7:01 pm and a quorum was established.
- Tammy DeVine recapped Executive Session that 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 February 2022 - Motion was made via-email to approve the February 2022 Minutes by Sarah McDowell, seconded by Brandi Burke and passed unopposed.
  - Annual Board/ACC Election – due to Brenda running for re-election, Sue Westerfield was selected to be the Chairman Election Committee - Sue Westerfield recapped the calendar for Annual Board positions and dates, looking for candidates, and application packets are at the office or online.
- Financials Report for February 2022 David Sellers recapped the financial report.
  - Motion was made by David Sellers to accept the Financial Report, seconded by Steve Hake, and passed unopposed.
- Office Report – Late Fees will be added as of April 1<sup>st</sup> to all that have not made any payment on their Assessment 2022.
- President Report – Tammy DeVine reported residents calling the Board and / or the guard shack about incidents. Please call Montgomery County Sheriff's Office. Then fill out an incident report with the PA Office. Entry Gate: Slow Down Stop, wait for arm to rise up completely then proceed forward.
- Standing Committee Reports:
  - Ponds, Beautifications, Commons, and Flags
    - Ponds - Tammy request residents to read the letter from Blake of Aquatek, will be e-blast out, and copies in the office.
    - Beautification front office has been cleaned up, all dead plants removed, and new plants have been planted.
  - Communications
    - Brenda Wendt reported that there was a resident making a complaint on a sticker on a bumper and flag on their car. We cannot enforce what anyone puts on their car.
  - Marina and Dry Storage
    - Sue Westerfield reported Susan at the office has called to start having some Dry storage

- spot owners to move over a little not to encroach on the space of others.
  - Marina – we have sent out an email reminding boat slip owners their insurance is about to expire asking for them to send a copy to the office once it renews.
- Entry Gate/Guardhouse/Security
  - Roland Morgan reminded everyone to STOP at the gate and do not tailgate the vehicle in front of you. Make sure the arm is in the up position before proceeding. The green light face does not mean your EZ tag was read as it could be the vehicle ahead of you or behind. If you see an incident that needs police action, call the Sheriff's Dept. The Board is not law enforcement.
- Pools and Recreational Areas
  - Brandi Burke reported pools are still closed and open April 1<sup>st</sup>. We are finishing maintenance of pools and getting ready for the summer time.
- Roads
  - Steve Hake reported he talked to Pavecon Company and we may be starting in July/August on the Asphalt roads. We will keep you informed as we get closer.
- ACC Report
  - Steve Hake has nothing to report at this time.
- New Business
  - Election: Three PA Board Positions and Three ACC Positions, packets are available tonight and at the office.
    - April 14, meet the candidates
    - April 22, 2022 Five PM is the deadline to turn in ballots.
      - April 23, 2022 Annual Meeting and Board Elections start at 10:00 am
    - Addendum: Texas HB 939, Point Aquarius Residents with Stand by Electric Generators installed before April 2018 are Grandfathered / Exempt from covering/ hiding generator. See Attachment: Motion was made to accept the new addendum for SEG by Sue Westerfield and second by Steve Hake, and passed unopposed.
  - Easter Egg Hunt, Sunday April 17, 2022. Please donate small candy that will fit in plastic eggs. We need Volunteers to help fill 2800 eggs!!! Plastic eggs and candy provided. Call PA office and sign up
- Old Business (Approved, not yet completed, tabled)
  - Attorney review ACC recommendation on exterior lighting.
  - Attorney review Golf Cart drivers age and registration (Enforcement)
  - Requested meeting with Montgomery County Sheriff's Department.
- Confirmation of actions taken between the Board Meetings
  - Other than approval of previous month minutes, no action was taken.
- Open Forum Residents reported
  - Resident reported seeing a driver in a black pickup drop tree tied up and dumped into the lake.
  - Resident reported seeing someone take photos of trash cans outside resident's home.
- Adjourn the Meeting
  - A motion was made to adjourn the Meeting at 7:50 PM by Roland Morgan, seconded by Sue Westerfield, and passed unopposed.
- Open board Meeting adjourned at 7:50 PM

Submitted by: \_\_\_\_\_

Brenda Wendt, Secretary

Approved by: \_\_\_\_\_

Tammy Devine, President