



**Point Aquarius Property Owners Association
Board of Directors Meeting
Thursday, February 8th, 2024**

Board Members Present:

Tammy DeVine David Sellers Sarah McDowell Roland Morgan
Robert Stratton Rick George Brenda Wendt

Board Members Absent:

Brandi Burke James Bishop

Managing Agents Present:

MJ Gonzales, Point Aquarius Association Manager (IMC)

The monthly meeting of the Board of Directors of Point Aquarius Property Owners Association, a Texas nonprofit corporation (the "Association") was held at the community center located at 12550 Pegasus Dr, Willis, TX, 77318, and online via Microsoft Teams on February 8th, 2024.

1. Executive Session

- i. Deed Restriction/Violations/Attorney
- ii. Review of Milstead Towing Contract
- iii. CDAR recap

2. Reconvened to Open Session

- o The regular open Board Meeting was called to order by the Board President, Tammy DeVine at 7:01 pm and a quorum of the board was established.

3. Executive Session Summary

- o The Board President provided the summary of the executive session, which also included instructions on how to make MUD payments to those in attendance.

4. Secretary Report – The minutes of the January 11th, 2024, board meeting were reviewed, and a motion was made by Brenda Wendt to approve the January minutes with corrections. The motion was seconded and subsequently passed unopposed.

5. Financial Report ending in 01/31/2023 – The association's financial report, which also included the sum of the past due and collection status was provided by the Treasurer, David Sellers.

- o A motion was made by David Sellers to accept the February 2024 Financial Report. The motion was seconded and subsequently passed unopposed.
- o David Sellers recapped the motion for the CDARS at the last meeting.
- o David Sellers suggested reopening existing CDs and allocating interest into the operating account. The CDs include the 4 maturing CDs that will open in their original face value (\$50K/\$250K/\$100K/\$100K). A motion was made by David Sellers and was seconded by Brenda Wendt – the motion passed unanimously.
- o The board discussed opening two (2) \$250, 000 CDs and discussed the interest rates that would benefit capital improvements for the pools, gates, etc.
- o The board discussed instead of opening two (2) 250, 000 CDs, they would open three (3) 13-week CDs for \$100, 000 each and in addition, opening three (3) 26-week CDs in the amount of 100k each. David Sellers stated he would get with Tammy Perry to discuss the options. A motion was made by Robert Stratton to proceed, the motion was seconded by Brenda Wendt. The motion passed unanimously.

6. Point Aquarius Office Report –MJ Gonzales, introduced herself to those in attendance and provided a reminder that the deadline to take advantage of the 10% discount had ended effective January 31st, 2024. MJ also advised those in



attendance of a system glitch that sent an email in error to residents who had already paid their assessments, stating that the error was corrected.

7. **Presidents Report** – The president’s report was given by Tammy De Vine. Tammy advised that she is looking at the trees in the community along with flowerbed maintenance.

8. **Standing Committee Reports**

A. Ponds, Commons, and Flags

- Tammy De Vine spoke on the ponds and clarified where the ponds are located to residents in attendance.

B. Communication

- No report was provided.

C. Marina

- The marina update was provided by Rick Geoge who updated how the marina withstood the heavy rains. Rick instructed those in attendance that all power cords must run under the dock, not above it.

D. Dry storage

- No report was given.

E. Entry Gate/Guardhouse

- Sarah McDowell provided an update on the guard shack. The equipment was replaced, and Sarah asked the residents in attendance to refrain from speaking to the guards regarding their deed restriction violations as this is not a guard matter. They are to contact the POA office.

F. Pools and Recreational Amenities

- Robert Stratton reported that the pool project was moving along, and the pool project should be completed by March 1st, weather permitting.

G. Roads

- No report was provided.

H. ACC

- No report was provided.

9. **New Business**

- PA Entry Survey – The board announced the entry will be surveyed by Jeffrey Moon and Associates.
- Record Retention Policy – The board will begin filtering through old documents for disposal per the Records Retention Policy.
- 2024 Annual Meeting – The announcement of 3 open positions was made. Brenda Wendt will head the elections. MJ Gonzales will send the packets out.

10. **Open Forum Residents**

1. **Landscape/Tree (Green space)** – Tammy DeVine mentioned she was aware of the tree and will be addressing the issue.
2. **ACC** – A new owner spoke about the home she purchased and the flooding on her lot. She was not sure how to get fence work done. She was instructed to get with MJ Gonzales and make arrangements to get information on the ACC process.
3. **Speaker Time** – A resident mentioned that speaking time is not considered. The board responded that all voices matter and that they recognize that time needs to be respected, however, they are working on finding a balance to allow all members to speak.
4. **Ponds** – A resident asked why the pond pumps on Gemini were not working. Tammy Devine stated that pumps were ordered and one of the ponds does not have an actual pump.
5. **Entrance** – A resident asked if the board had a timeframe of when the entrance project would be completed. Tammy Devine responded with a timeframe of this year and explained a plan was in place, however, the survey will need to be done to be sure that the budget is there and to help determine when the project will be completed.
6. **Geese** – A resident expressed their concern regarding the geese invasion and requested the board to send an eblast to residents advising them not to feed the geese.



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7. Tower Light – A resident asked if the tower light was part of the bid project. Tammy DeVine advised contractors cannot find power to the light. The board advised that solar power was an option, however that will be at a later time.

11. Adjournment

With no other business to discuss, a Motion was made to adjourn the meeting at 8:15 PM, which was seconded and subsequently approved. The next board meeting is scheduled to be held on Thursday, February 8th, 2024.

Submitted by: _____

Brenda Wendt, Secretary

Approved by: _____

Tammy DeVine, President

Minutes of this board meeting was prepared by: MJ Gonzales, Managing Agent