

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, July 19, 2021  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318**

The meeting was called to order at 7:02pm.

Present - Daniel Woodruff - President  
Present - Fred Perdue– Vice President  
Present - Joyce Hartnett – Secretary  
Present– Mary Allcorn – Treasurer  
Present – Curtis Matthews – Director  
Present – Kenneth Johnson – Director  
Present – Jim Cooksey – Director

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet) N/A

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**Minutes:**      **May 17, 2021 BOD Meeting Minutes:**

**Motion:**      Daniel Woodruff made a motion to accept the May 17, 2021 Board Meeting minutes.  
**Second:**      Joyce Hartnett seconds the motion.  
**Carried:**      Motion carried.

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**Financials:** The Board reviewed the June 2021 Financial Statements \$26,598 in Operating Fund and \$41,514 Reserves, Total \$74,201. Collections for 2021 are at 92.81%

**Motion:**      Daniel Woodruff made a motion to accept the June 2021 Financials as presented.  
**Second:**      Fred Perdue seconds the motion.  
**Carried:**      Motion carried.

**Common Areas:**      **Curtis Matthews/Fred Perdue**

## **Boat Ramp Repairs**

### **Maintenance Items:**

- 1) Decking Replacement – **RFQ to Contractors (Wood/ThruFlow)– SJRA List**
  - a. **HOLD for FALL**

# Clearwater Cove POA, Inc.

**Beautification Committee:**  
**Curtis Matthews/Fred Perdue**

**Mulch installed at Entrances – Fred Perdue**

**Project List:**

- 1) Entrance upgrades
  - a. Lighting – **Hold**
  - b. Pressure Washing/Acid Wash for the Monument Signs
  - c. Repaint Black Letters

**Drainage:**

Water coming from Golf Course over ditches on Teel Road – Reported to County.

**Old Business:**

**Surveillance Cameras:**

**Discussion:** Daniel Woodruff obtaining pricing options for cameras and connectivity.

**Bid:** 4 Locations/Cameras (8), Recorders/Enclosures \$13,800 - Installed

**Website Updates:** [www.clearwatercove.org](http://www.clearwatercove.org)

**Community Calendar:**

**Event Schedule**

**Movie in the Park - 10/29/21**  
**Halloween**  
**Annual Picnic - 10/9/21**  
**Christmas Hayride/Smores 12/18/21**

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**New Business:**

**Community Events**

Splash Day – Success!  
Order “Community Event This Weekend” Signs

**Community Notifications**

Pet Policy Reminders – Boat Ramp  
Parking Policy

# Clearwater Cove POA, Inc.

Petition to County to Install Light/Turn Lane at 1097/Bridgeview

**County Drainage Work** – Clearwater West

**New Laws Affecting Property Owners Associations – 87<sup>th</sup> Texas Legislative Session**

**Discussion:** The Board reviewed the new laws affecting POA's (9/1/2021)

**Architectural Control Committee:**

**Discussion:** Eblast owners to serve on an Architectural Control Committee.

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**8:00pm Adjournment of Board Meeting**

**8:06pm Executive Session pm**

**Topics:** Legal Opinion, Collection Accounts, Property Inspection Report

**Legal:** Collections

**Motion:** Daniel Woodruff made a motion to send 3 collection accounts to the Attorney for a 1<sup>st</sup> Letter.

**Second:** Fred Perdue seconds the motion.

**Carried:** Motion carried.

**8:15pm Adjournment of Executive Session Board Meeting**

**Next Board Meeting:**

**August 16, 2021 at 7:00pm**

**Board Meeting – Gary Greene/Better Homes 14602 FM 1097, Willis TX 77318**