

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, August 16, 2021
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

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

Proxy to F. Perdue - Daniel Woodruff - President
Present - Fred Perdue– Vice President
Proxy to F. Perdue- 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)

7:06pm – 7:45pm Executive Session

Topics: Owner Presentation

7:45pm Adjournment of Executive Session into Board Meeting

The meeting was called to order at 7:45pm.

Minutes: July 19, 2021 BOD Meeting Minutes:

Motion: Fred Perdue made a motion to accept the July 19, 2021 Board Meeting minutes.

Second: Jim Cooksey seconds the motion.

Carried: Motion carried.

Financials: The Board reviewed the July 2021 Financial Statements \$22,922 in Operating Fund and \$42,066 Reserves, Total \$64,989. Collections for 2021 are at 94.25%

Motion: Curtis Matthews made a motion to accept the July 2021 Financials as presented.

Second: Ken Johnson seconds the motion.

Carried: Motion carried.

Clearwater Cove POA, Inc.

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**

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

Community Calendar:

Event Schedule

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

New Business:

Community Events

Order “Community Event This Weekend” Signs

Clearwater Cove POA, Inc.

New Laws Affecting Property Owners Associations – 87th Texas Legislative Session

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

- (a) Policy Regarding Service On The Architectural Control Committee
- (b) Guidelines For Installation of Swimming Pool Enclosures
- (c) Guidelines For Installation And Use Of Certain Residence Security Measures
- (d) Guidelines For Display OF Certain Religious Items
- (e) Guidelines For Residential Leases And Rental Agreements
- (f) Guidelines Regarding Golf Courts
- (g) Policy Regarding Deed Restriction Violation Hearings
- (h) Guidelines For Bid Solicitation And Review Process

Motion: Fred Perdue made a motion to adopt the new HOA Policies drafted by the Attorney.

Second: Ken Johnson seconds the motion.

Carried: The motion was carried.

Architectural Control Committee:

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

Volunteers Needed to Serve on the Architectural Control Committee by 9/1/2021

The legislative changes for property owners' associations resulting from the 87th Texas Legislative Session.

F. Architectural Review Authority (Adds §209.00505 to the Property Code) This portion of SB 1588 represents a substantial change for many POAs. POAs with 40 lots or less are exempt from this section. Also exempt from this section are POAs in the development period, or any period during which the declarant appoints a majority of the members of the architectural review authority or otherwise controls the appointment of such members, or has the right to veto or modify a decision of the architectural review authority. Committee Membership. For all other single family POAs, a person may not be "appointed or elected to serve" on an architectural review authority if the person is a current board member, spouse of a current board member or a person residing in a current board member's household.

8:00pm Adjournment of Board Meeting

Next Board Meeting: September 20, 2021 at 7:00pm

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