

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday February 21, 2022
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:13pm.

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

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

Minutes: **January 17, 2022 BOD Meeting Minutes:**

Motion: Fred Perdue made a motion to accept the January 17, 2022 Board Meeting minutes.
Second: Curtis Matthews seconds the motion.
Carried: Motion carried.

Financials: The Board reviewed the January 17, 2022 Financial Statements \$143,736 in Operating Fund, \$3,000 ACC Deposits and \$47,377 Reserves, Total \$64,113 Collections for 2022 are at 54.16%

Motion: Daniel Woodruff made a motion to accept the January 2022 Financials as presented.
Second: Curtis Matthews seconds the motion.
Carried: Motion carried.

Maintenance Report:

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

Boat Ramp Repairs

Maintenance Items:

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

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Beautification Committee: Curtis Matthews/Fred Perdue

Project List:

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

Irrigation – Repairs needed – Fred Perdue

Mulch – Fred Perdue - Bids

Old Business:

Holiday Lighting: Bid contractors for Holiday lighting at both entrances and park for 2022.

Annual Membership Meeting January 29, 2022 at 2:00pm – Montgomery County Fire Station #51 – Training Room, 20590 Eva Street, Montgomery, TX 77356

Surveillance Cameras:

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

Bid: 4 Locations/Cameras (8), Recorders/Enclosures EST \$13,800 – Installed, Alternative bids needed and maintenance agreement.

Discussion: Project Funding for Surveillance Cameras/Mailbox Area refurbishments – Survey to owners for funding.

Website:

Discussion: New Site www.clearwatercovepoa.org - Online

New Business:

C&R Water: Inquiry about expansion of their Reserve onto a purchased Residential Lot. Contact Association Attorney for review.

7:40pm Adjournment of Board Meeting into Executive Session: Topics: Collections, Property Inspections, Legal Opinions

8:11pm Adjournment of Executive Session & Board of Director’s Meeting

Next Board Meeting: March 28, 2022 at 7:00pm

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