

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday March 28, 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
Absent– 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: February 21, 2022 BOD Meeting Minutes:

Motion: Fred Perdue made a motion to accept the February 21, 2022 Board Meeting minutes.
Second: Joyce Hartnett seconds the motion.
Carried: Motion carried.

Financials: The Board reviewed the February Financial Statements \$23,789 in Operating Fund, \$4,000 ACC Deposits and \$47,379 Reserves, Total \$75,268 Collections for 2022 are at 76.15%

Motion: Kenneth Johnson made a motion to accept the February 2022 Financials as presented.
Second: Fred Perdue seconds the motion.
Carried: Motion carried.

Maintenance Report:

Common Areas: Curtis Matthews/Fred Perdue

Boat Ramp Repairs

Maintenance Items:

- 1) Decking Replacement/Walkway Wood Repairs– **RFQ to Contractors**

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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 – Controller repairs

Mulch – Fred Perdue – Bids

Motion: Mary Allcorn made a motion to have BC Lawns install mulch on the common areas at \$75 a yard installed.

Second: Joyce Hartnett seconds the motion.

Carried: Motion carried.

Old Business:

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

Website:

Discussion: New Site www.clearwatercovepoa.org – Online

Mail Box Concrete Pad Repair:

Discussion: Repair bid for concrete mailbox pads at Teel Entrance \$2,100 – would need to coordinate with Post Office.

New Business:

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

Gary Greene – Better Homes & Gardens Real Estate:

Discussion: Purchase Easter arrangement in appreciation for the POA utilizing the conference room for the meetings.

7:45pm Adjournment of Board Meeting into Executive Session: Topics: Collections, Property Inspections, Legal Opinions

8:09pm Adjournment of Executive Session

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- Motion:** Fred Perdue made a motion to have the Attorney revoke the Variance on one Lot as it has sold.
Second: Kenneth Johnson seconds the motion
Carried: Motion carried.

Adjournment of Board of Director's Meeting 8:16pm.

Next Board Meeting: April 18, 2022 at 7:00pm

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

Approved