

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, April 18, 2022
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:03pm.

Present – Kenneth Johnson – President
Present– Daniel Woodruff – Vice President
Present - Joyce Hartnett – Secretary
Proxy– 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: **March 28, 2022 BOD Meeting Minutes:**

Motion: Kenneth Johnson made a motion to accept the March 28, 2022 Board Meeting minutes.
Second: Joyce Hartnett seconds the motion.
Carried: Motion carried.

Financials: The Board reviewed the March Financial Statements \$27,463 in Operating Fund, \$4,000 ACC Deposits and \$46,480 Reserves, Total \$78,044 Collections for 2022 are at 87.84%

Motion: Kenneth Johnson made a motion to accept the March 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 Completed

Mulch – Completed

Old Business:

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

Holiday Flags:

Motion: Kenneth Johnson made a motion to have Willis Lions Club install/provide an additional 5 Flags for Holidays.

Second: Joyce Hartnett seconds the motion.

Carried: The motion was carried.

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. **Legal opinion** – Review in Executive Session.

Gary Greene – Better Homes & Gardens Real Estate:

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

8:00pm Adjournment of Board Meeting into Executive Session: Topics: Collections, Property Inspections, Legal Opinions

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8:09pm Adjournment of Executive Session

Motion: Fred Perdue made a motion to have the Attorney send a letter for an ongoing Deed Violation.

Second: Joyce Hartnett seconds the motion

Carried: Motion carried.

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

Next Board Meeting: May 16, 2022 at 7:00pm

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