

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, May 16, 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  
Present– Mary Allcorn – Treasurer  
Present – Curtis Matthews – Director  
Present - Fred Perdue– Director  
Absent – Glenn Stephens - Director

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

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**Minutes:** April 18, 2022 BOD Meeting Minutes:

**Motion:** Kenneth Johnson made a motion to accept the April 18, 2022 Board Meeting minutes.  
**Second:** Joyce Hartnett seconds the motion.  
**Carried:** Motion carried.

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**Financials:** The Board reviewed the April Financial Statements \$25,540 in Operating Fund, \$4,000 ACC Deposits and \$47,032 Reserves, Total \$76,573 Collections for 2022 are at 90.63%

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

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**Maintenance Report:**

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

**Maintenance Items:**

- 1) Boat Ramp -Decking Replacement/Walkway Wood Repairs– **RFQ to Contractors**
  - a. Schedule Spec Meeting: Kenneth Johnson/Fred Perdue
- 2) Mail Box Concrete Pad Repair

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

## 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

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### Old Business:

**Holiday Lighting:** Bid contractors for Holiday lighting at both entrances and park for 2022. The Board reviewed a bid from Texan Outdoor Living for \$1,675.00. The Board will speak with Mr. Trejo in hopes to determine a price to decorate the community if interested.

### Holiday Flags – Willis Lion’s Club:

Ordered - Willis Lions Club install/provide an additional 5 Flags for Holidays.

**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.

### Website:

**Discussion:** New Site [www.clearwatercovepoa.org](http://www.clearwatercovepoa.org) – Online

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### New Business:

### Appointment of Architectural Control Committee Vacancy:

**Motion:** Joyce Hartnett made a motion to appoint Don Coney to fill the vacancy on the ACC left by Matthew Francis.

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

**Carried:** The motion was carried.

### Community Events:

**Movie Night – June 11, 2022 8:30pm – Hartnett Park**

**July 4<sup>th</sup> – Dumpster for Fire Work Clean-up - Approved**

**Adjournment of Board of Director’s Meeting 8:02pm.**

**Next Board Meeting: June 20, 2022 at 7:00pm**

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