

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, August 15, 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  
Proxy– Daniel Woodruff – Vice President  
Present - Joyce Hartnett – Secretary  
Proxy– Mary Allcorn – Treasurer  
Present – Curtis Matthews – Director  
Present - Fred Perdue– Director  
Proxy – Glenn Stephens - Director

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

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

**Motion:** Kenneth Johnson made a motion to accept the July 18, 2022 Board Meeting minutes.  
**Second:** Curtis Matthews seconds the motion.  
**Carried:** Motion carried.

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**Financials:** The Board reviewed the July 2022 Financial Statements \$21,312 in Operating Fund, \$4,000 ACC Deposits and \$48,688 Reserves, Total \$70,001 Collections for 2022 are at 97.01%

**Motion:** Kenneth Johnson made a motion to accept the July 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. Lake Conroe Marine Construction – Bid Received
  - b. JD Poole – Decline Bid
  - c. Decks on the Lake – No Response/Inquiry

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- d. Schedule Spec Meeting: Kenneth Johnson/Fred Perdue
- 2) Mail Box Concrete Pad Repair
  - 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/Paint Letters for the Monument Signs
    - i. 1Bid Received \$2,000 – Board will complete with Volunteers.
  - c. Repaint Black Letters/Monuments Brick – RFQ for Bid

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### **Old Business:**

**Website:** [www.clearwatercovepoa.org](http://www.clearwatercovepoa.org)

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### **New Business:**

#### **Annual Consultation with Legal Council:**

**Discussion:** Schedule with Daughtry & Farine for Annual Free consultation. September/October availability.

#### **Community Events:**

- October 8<sup>th</sup> – Annual Picnic**
- October 15<sup>th</sup> – Community Garage Sale**
- October 29<sup>th</sup> – Scary Movie**

#### **Drainage:**

**Discussion:** Drains/drainage issue in the community – Inquire with County for clean out responsibility. Culvert/Drain Catch Basins at the ends of CW/CE – Reported to County.

#### **C&R Reserve:**

**Discussion:** Slats replaced at Sewage Facility/Smell. Meter cover missing at 238 Left - Reported to C&R.

#### **Adjournment of Board of Director's Meeting 8:00pm.**

**Next Board Meeting: September 19, 2022 at 7:00pm**

**Executive Session 6:00pm-7:00pm Annual Legal Review Complimentary Daughtry & Farine**

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