

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, November 21, 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  
Absent– 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)

**C&R Water Supply Inc. – Waste Water Plant Reserves**

**Discussion: Options on Water Plant expansions**

Option 1: Continue to work through the re-plat for the reserves with the community's attorney as I feel is still underway. I wanted to add that we (C&R Water Supply) would be willing to take a look at the legal expenses for having this changed in the communities BY-LAWS/DEED RESTRICTIONS as we are in need of renovations at both sites primarily at the wastewater treatment plant due to the aged facility that needs to be replaced.

Options 2: Looking into the possibility of leasing the property/lot in order for us to come in and preform the needed renovations/replacement of the wastewater treatment facility and then once these up-upgrades are completed remove the temporary infrastructure from the leased lot.

Let me know your thoughts as our choice #1 would be to work through the re-plat to take in the added lots for the reserves and cover the legal expenses for the community having these changes made.

Association Attorney and C&R Water will work together to draft documents for presentation to the membership.

# Clearwater Cove POA, Inc.

**Minutes:** September 19, 2022 BOD Meeting Minutes:

**Motion:** Kenneth Johnson made a motion to accept the September 19, 2022 Board Meeting minutes.

**Second:** Joyce Hartnett seconds the motion.

**Carried:** Motion carried.

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**Financials:** The Board reviewed the October 2022 Financial Statements \$15,946 in Operating Fund, \$4,000 ACC Deposits and \$33,514 Reserves, Total \$49,461 Collections for 2022 are at 97%

**Motion:** Kenneth Johnson made a motion to accept the October 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
  - a. Completed
  - b. Electrical under Dock – re-install
- 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. Bid Received \$1,850

**Motion:** Kenneth Johnson made a motion to accept the bid from Rollo Brothers Renovation with an addition to 3 colors (White Monument/Sand Back Plate/Blue Letters).

**Second:** Joyce Hartnett seconds the motion.

**Carried:** Motion carried.

# Clearwater Cove POA, Inc.

## Old Business:

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

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## New Business:

### Annual Membership Meeting:

Schedule: January 21 or January 28 – Montgomery Community Center  
Elections: 1 Board of Director Position

Candidate Notice: Email/Website  
Mail Out Agenda/Absentee Ballot 12/20/22

### Holiday Decorations:

**Discussion:** \$600.00 Budget for installation/upgrade lights to LED.

### Tachus/Surveillance Cameras:

**Discussion:** Daniel Woodruff will contact Tachus to investigate surveillance cameras installation on the Common Areas.

**Adjournment of Board of Director's Meeting into Executive Session 7:40pm.**

**Executive Session: 7:42pm-7:53pm Topics: Owner Presentations, Collections, Deed Violations**

**Adjournment of Board of Director's Meeting 7:40pm.**