

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, February 20, 2023
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:00pm.

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)

Minutes: November 21, 2022 BOD Meeting Minutes:

Motion: Curtis Matthews made a motion to accept the November 21, 2022 Board Meeting minutes.
Second: Fred Perdue seconds the motion.
Carried: Motion carried.

Financials: The Board reviewed the January 2023 Financial Statements \$24,942 in Operating Fund, \$4,000 ACC Deposits and \$45,169 Reserves, Total \$74,212 Collections for 2023 are at 65.83%

Motion: Curtis Matthews made a motion to accept the January 2023 Financials as presented.
Second: Fred Perdue seconds the motion.
Carried: Motion carried.

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

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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/Paint Letters for the Monument Signs
 - i. Approved - Schedule Work

Old Business:

Website: www.clearwatercovepoa.org

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-grades 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.

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New Business:

Surveillance Cameras Bid:

Discussion: The Board reviewed a 2nd bid for the installation of surveillance cameras submitted by Ageint Security (\$21,264).

Adjournment of Board of Director's Meeting 7:38pm.

Approved