

# Clearwater Cove POA, Inc.

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

The meeting was called to order at 7:06pm.

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  
Present – Glenn Stephens - Director

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

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**Minutes:** February 20, 2023 BOD Meeting Minutes:

**Motion:** Kenneth Johnson made a motion to accept the February 20, 2023 Board Meeting minutes.  
**Second:** Joyce Hartnett seconds the motion.  
**Carried:** Motion carried.

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**Financials:** The Board reviewed the February 2023 Financial Statements \$25,631 in Operating Fund, \$5,000 ACC Deposits and \$45,720 Reserves, Total \$74,212 Collections for 2022 are at 97%

**Motion:** Curtis Matthews made a motion to accept the February 2023 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 w/ Electrician

# Clearwater Cove POA, Inc.

- 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. Scheduling

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### **Old Business:**

**Website:** [www.clearwatercovepoa.org](http://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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# Clearwater Cove POA, Inc.

**New Business:**

**Surveillance Cameras:**

**Discussion:** Survey to membership with pricing.

**Community Events:**

**Easter Egg Hunt in the Park – April 8, 2023**

**Next Board of Director's Meeting:**

Monday, April 17, 2023

7:00pm

14602 FM 1097 Gary Greene/Better Homes Office

Willis, TX 77318

**Adjournment of Board of Director's Meeting 7:54pm.**

Approved