

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, April 17, 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  
Present– 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:**      **March 20, 2023 BOD Meeting Minutes:**

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

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**Financials:** The Board reviewed the March 2023 Financial Statements \$21,913 in Operating Fund, \$5,000 ACC Deposits and \$46,272 Reserves, Total \$73,286 Collections for 2023 are at 988.7%

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

## **Community Management Contract – Per Lot Price Increase May 2023**

**Motion:**      Joyce Hartnett made a motion to approve ACMG’s Management Contract \$3 per Lot increase effective May 1, 2023 with a \$.50 increase effective January 1, 2024.  
**Second:**      Curtis Matthews seconds the motion.  
**Carried:**      Motion carried.

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# Clearwater Cove POA, Inc.

## 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 HOLD
- 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/Glenn Stephens

## Project List:

- 1) Entrance Upgrades
  - a. Lighting – Hold
  - b. Pressure Washing/Acid Wash/Paint Letters for the Monument Signs
    - i. Completed
- 2) Boat House Painting
  - a. Obtain bid for Rollo Brothers to prep/paint the Boat House, incl. ceiling light blue for bugs

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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.

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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:**

**Discussion: 4/11/2023** - Survey to membership with pricing. The Board reviewed Owner Comments received - **TABLE Discussion for Annual Membership Meeting.**

Do you support the Association installing Surveillance Cameras? Expense estimates are between \$18,000 and \$22,000. The Association's Reserve Account balance is \$45,720.

5 In Favor  
16 Against

### **Community Events:**

**Splash Day – Hartnett Park – June 24<sup>th</sup>, 2023**

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

Monday, May 15, 2023  
7:00pm  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318

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