

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, May 15, 2023  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318**

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

Suspend Agenda to Adjourn into Executive Session: 7:04pm.

Topics: Owner's Hearing 13261 Bridgeview – Construction Violation

The Executive Session was adjourned at 7:18pm.

Call to Order – Board of Directors Meeting 7:20pm

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 – Proxy to Fred Perdue – Glenn Stephens - Director

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

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**Minutes:** April 17, 2023 BOD Meeting Minutes:

**Motion:** Kenneth Johnson made a motion to accept the April 17, 2023 Board Meeting minutes.

**Second:** Daniel Woodruff seconds the motion.

**Carried:** Motion carried.

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**Financials:** The Board reviewed the April 2023 Financial Statements \$19,507 in Operating Fund, \$4,000 ACC Deposits and \$49,824 Reserves, Total \$70,432 Collections for 2023 are at 90.33%

**Motion:** Curtis Matthews made a motion to accept the April 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 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.
- 3) Boat Ramp Gate Repairs
  - a. Chain Maintenance – Fred Perdue
- 4) Park Swing
  - a. Link Repair – Curtis Matthews

**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
  - c. Landscape Contractor: Clean Beds/Remove Dead Tree at Bridgeview Entrance/Mulch Beds at Monuments
    - i. Completed
- 2) Boat House Painting
  - a. Obtain bid for Rollo Brothers to prep/paint the Boat House, incl. ceiling light blue for bugs/pressure wash deck - Bidding

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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 Plat 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

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primarily at the wastewater treatment plant due to the aged facility that needs to be replaced.

Option 2: Looking into the possibility of leasing the property/lot in order for us to come in and perform 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:**

**Discussion: 4/11/2023** – Survey to membership with pricing.

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

### **Owner Mail Out:**

Surveillance Camera Survey – 15 days to return – Draft for Board Approval/Send with Community Reminders: Trash Cans/Home Improvements/Landscaping Maintenance/Community Event Volunteers

### **Community Events:**

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

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

Monday, June 19, 2023  
7:00pm  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318

**Adjournment of Board of Director's Meeting 8:06pm.**