

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, June 19, 2023
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

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

Call to Order – Board of Directors Meeting 7:00pm

Present – Kenneth Johnson – President
Present– Daniel Woodruff – Vice President
Present - Joyce Hartnett – Secretary
Proxy to Joyce Hartnett– 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)

Minutes: May 15, 2023 BOD Meeting Minutes:

Motion: Kenneth Johnson made a motion to accept the May 15, 2023 Board Meeting minutes.

Second: Daniel Woodruff seconds the motion.

Carried: Motion carried.

Financials: The Board reviewed the May 2023 Financial Statements \$19,913 in Operating Fund, \$4,000 ACC Deposits and \$47,376 Reserves, Total \$67,289 Collections for 2023 are at 90.82%

Motion: Joyce Hartnett made a motion to accept the May 2023 Financials as presented.

Second: Fred Perdue seconds the motion.

Carried: Motion carried.

Clearwater Cove POA, Inc.

Maintenance Report:

Common Areas: Curtis Matthews/Fred Perdue

Maintenance Items:

- 1) Boat Ramp -Decking Replacement/Walkway Wood Repairs
 - a. 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

Beautification Committee: Curtis Matthews/Fred Perdue/Glenn Stephens

Project List:

- 1) Entrance Upgrades
 - a. Lighting – Hold
- 2) Boat House Painting
 - a. Obtain bids to prep/paint the Boat House, incl. ceiling light blue for bugs/pressure wash deck/stain - Bidding

Old Business:

Website: www.clearwatercovepoa.org

C&R Water Supply Inc. – Waste Water Plant Reserves & Possible Expansion Block 5, Lots 18 and 19

Discussion: The Board reviewed the Draft Amendment prepared by the Attorney. The Association's Attorney & C&R Water will work together to finalize documents for presentation to the membership.

New Business:

Owner Mail Out:

Capital Improvement Survey & Community Reminders: Trash Cans/Home Improvements/Landscaping Maintenance/Community Event Volunteers – Completed

Community Events:

Splash Day – Hartnett Park – June 24th, 2023

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Next Board of Director's Meeting:

Monday, July 17, 2023

7:00pm

14602 FM 1097 Gary Greene/Better Homes Office

Willis, TX 77318

Adjournment of Board of Director's Meeting 7:58pm.

Approved