

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, December 18, 2023  
7:00pm  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318**

The meeting was called to order at 7:03pm by President, Kenneth Johnson

Present – Kenneth Johnson -President  
Present – Daniel Woodruff – Vice President  
Present –Joyce Hartnett– Secretary  
Absent – Mary Allcorn – Treasurer  
Present – Fred Perdue- Director  
Present - Glenn Stephens – Director  
Present - Franklin Curtis Matthews - Director

Amity Community Management Group, LLC – Jennifer Stanley, Community Manager

Owners – Sign in Sheet

---

**Minutes:**      **October 16, 2023 Board of Director Meeting Minutes:**

**Motion:**        Kenneth Johnson made a motion to accept the minutes as presented.  
**Second:**        Daniel Woodruff seconds the motion.  
**Carried:**        Motion carried.

---

**Financials:** The Board reviewed the November 2023 Financial Statements \$7,839 in Operating Fund; (\$4,000.00 in ACC Deposits) and \$25,060 Reserves, Total \$32,900; Collection Rate for 2023 \$97.36%. Transfer \$12,000 from Reserve Fund to cover Operating expenses through 2023 ahead of the 2024 Billing.

**Motion:**        Daniel Woodruff made a motion to accept the November 2023 Financials as presented.  
**Second:**        Fred Perdue seconds the motion.  
**Caried:**        Motion carried.

**Draft Budget 2024:**

**Discussion:** The Board reviewed and approved the 2024 Billing at \$325.00 per Lot. Holding Annual Meeting in October 2024 at the Annual Picnic to present 2025 Budget for Membership Approval in advance of the upcoming Fiscal Year.

# Clearwater Cove POA, Inc.

---

## **Maintenance Report:**

Fence at Park – Bid repairs.

## **Old Business:**

**Facebook Site: Clearwater Cove Neighborhood** – Andrea Hagan

**Website** – [www.clearwatercove.org](http://www.clearwatercove.org)

**C&R Water – Reserve Expansion: ON HOLD PENDING C&R WATER UPDATES**

## **Community Events:**

Volunteers needed for the Social Committee.

## **New Business:**

### **Annual Membership Meeting:**

**Saturday, January 20, 2024**

**2:00pm – Montgomery Community Center**

---

**Owners Forum: N/A**

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

**January 15, 2024 – 7:00pm Offices of Gary Greene/Better Homes Office**

**7:45pm Adjournment of Board Meeting into Executive Session.**

**Topics: Legal Opinion, Collections, Code Violations**

**7:55pm Adjournment of Executive Session/Board Meeting.**