

# Clearwater Cove POA, Inc.

## MINUTES

Annual Membership Meeting

Saturday, January 20, 2024

2:00pm Montgomery Community Center

FM 149 at College Street, Montgomery, TX 77356

**Call to Order:** The Meeting was called to order at 2:08pm by President, Kenneth Johnson.

**A Quorum of 25% was not present: 30 Owners Present/Proxy**

The Membership conducted Board of Directors and Architectural Control Committee elections in accordance with Bylaws.

**Introductions:** Owners, Board Members and Management made introductions.

**C&R Water/Waste Water Plant Future Expansion Presentation:**

C&R Water provided refreshments from Chick-fillet.

**Options on Water/Waste Water Plant Future Expansions:**

Option 1 Waste Water Treatment Plant: 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-upgrades are completed remove the temporary infrastructure from the leased lot.

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.

Members will need to Approve Amendment – 51% at a Special Call Meeting.

**Discussion:** Concessions for POA water at Entrances/Park/Boat Ramp. Fencing plants for aesthetics. Dues to be paid on Lots.

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**Minutes:** January 29, 2023 Annual Membership Meeting were reviewed.

**Financials:** The 2023 Financial Statements were reviewed: Operation Account \$6,539; Reserve Account \$25,621; Total \$32,160.

The 2024 Budget was reviewed by the members.

## **President's Report:**

## **Capital Improvements:**

### **Survey Mail Out – 142 Owners, 15 Responses Received**

**9 In Favor** Mail Box Area w/Awning approx. \$13,500  
**5 In Favor** Surveillance Cameras Entrances (2) & License Plate Cameras (2),  
Park, Boat Ramp  
**2 In Favor** No Improvements at this Time

Boathouse Gangway/Decking Repairs & Staining – Completed  
Entrance Monument Painting – Completed  
Mail Box Area Concrete & Awning - Bid

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

## **Board Member Elections:**

### **Nominations: 1 Position**

Robert Hagan

**Nominations From the Floor: N/A**

## **Architectural Control Committee Elections:**

### **Nomination: 1 Position**

Donald Coney Jr.

**Nominations From the Floor: N/A**

**Nominations from The Floor Closed. Vote Talley**

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## **Election Results Board of Directors:**

Robert Hagan

## **Election Results Architectural Control Committee:**

Donald Coney Jr.

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## **Open Forum:**

**Discussion Topics:** Drainage issues with County – contacted to dig out ditches.

## **Adjournment of Annual Membership Meeting:**

**Motion:** Daniel Woodruff made a motion to adjourn the meeting at 3:09p.m.

**Second:** Joyce Hartnett seconded the motion.

**Carried:** Motion carried.

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## **The Board of Directors Meeting was called to order at 3:15pm to elect Board Officers and Directors for the 2024 Year.**

2024 Board of Director Positions were nominated and elected by acclamation:

President:	Kenneth Johnson
Vice President:	Daniel Woodruff
Secretary	Joyce Hartnett
Treasurer:	John Robert Hagan
Director:	Glenn Stephens
Director:	Franklin Curtis Mathews
Director:	Fred Perdue

**Board of Directors Meetings will be held - 3<sup>rd</sup> Monday of the Month at 7:00pm – 14602 FM 1097 Gary Greene/Better Homes Office, Willis, TX 77318.**

## **Adjournment:**

The meeting was adjourned at 3:20pm.