

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, December 16, 2024
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
Absent– Daniel Woodruff – Vice President Proxy to F. Perdue
Present– John Robert Hagan – Treasurer
Present – Fred Perdue- Director
Present - Glenn Stephens – Director
Present - Franklin Curtis Matthews – Director
Vacant Position

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

Owners – Sign in Sheet

Minutes: **November 18, 2024 Board of Director Meeting Minutes:**

Motion: Kenneth Johnson made a motion to accept the minutes as presented.
Second: Franklin Curtis Mathews seconds the motion.
Carried: Motion carried.

Financials: The Board reviewed the November 2024 Financial Statements \$5,237 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$25,742 Reserves, Total 30,980; Collection Rate for 2024 97.75%.

Motion: Fred Perdue made a motion to accept the November 2024 Financials as presented.
Second: Kenneth Johnson seconds the motion.
Caried: Motion carried.

Budget 2025 Draft:

Discussion: The Board reviewed the 2025 Budget and set the Annual Dues at \$357.50 per Lot.

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Motion: Kenneth Johnson made a motion to raise the 2025 Annual Dues by 10% to fund the Operating Budget - \$357.50 per Lot.
Second: Franklin Curtis Mathews seconds the motion.
Carried: Motion carried.

Maintenance Report:

Bush Replacement at Park – Pull out dead bushes, replace in Spring.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

C&R Water/Sewer – Reserve Expansion:

Discussion: A Special Call Membership Meeting Vote to pass an Amendment – January 25, 2025.

Community Events:

Volunteers needed for the Social Committee.
Hartnett Park – CWCPOA

December 21, 2024 – Need Volunteers
Christmas Stocking & S'Mores

New Business:

Discussion: Playground equipment upgrades to Hartnett Park. – Spring

Annual Membership Meeting:

Saturday, January 25, 2025 2:00pm – Montgomery Community Center

3 Board of Director Positions
1 Architectural Control Committee Position

C&R Water Reserve Expansion Amendment Vote

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Next Board of Director's Meeting:

January 25, 2024 – 7:00pm Offices of Gary Greene/Better Homes Office

7:45pm Adjournment of Board Meeting.

Approved