

POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, February 17, 2025
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:03pm by President, Daniel Woodruff

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

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

Owners – Sign in Sheet

Minutes: December 16, 2024 Board of Director Meeting Minutes:

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

Financials: The Board reviewed the January 2025 Financial Statements \$26,407 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$25,761 Reserves, Total 52,168; Collection Rate for 2025 64.94%.

Motion: Fred Perdue made a motion to accept the January 2025 Financials as presented.
Second: Kenneth Johnson seconds the motion.
Caried: Motion carried.

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Maintenance Report:

Bush Replacement at Park – Pull out dead bushes, replace in Spring - Fred Perdue

Playground Equipment – Replace swings Hartnett Park. – Spring

Boat Ramp Gate:

Discussion: Options on upgrading gate operator/gate size constraints.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

Annual Membership Meeting:

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

3 Board of Director Positions Elected (Andrea Hagan, John Hagan III, Fred Perdue)

1 Architectural Control Committee Position Elected (Bradley Smink)

C&R Water Reserve Expansion Amendment Vote – Did not Pass

36 In Favor, 0 Against

C&R Water/Sewer – Reserve Expansion:

Discussion: Attorney opinion on extending the C&R Water/Sewer Reserve Expansion Vote – Need 67% (96 Owners in Favor).

Community Events:

Volunteers needed for the Social Committee.

Hartnett Park – CWCPOA

Easter Event – TBD Scavenger Hunt - Budget

Annual Picnic – Combine w/Annual Meeting late October

New Business:

Boat Ramp Keys: 1st one free, replacement key \$25.

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Restriction Enforcement:

SECTION 3.4. PROHIBITED VEHICLES. Commercial vehicles, vehicles primarily used or designed for commercial purposes, tractors, mobile homes (either with or without wheels), manufactured homes (either with or without wheels), trailers (either with or without wheels), campers, camper trailers, boat trailers (without a boat), machinery or equipment of any kind, and vehicles (other than boats on trailers) which exceed six feet (6') ten inches (10") in height, or eight feet (8') in width, or twenty-four feet (24') in length, shall be parked only in enclosed areas not visible from streets or adjacent Lots.

SECTION 3.12. SIGNS. No sign of any kind shall be displayed to public view on any residential Lot, except one (1) sign (or two (2) for waterfront Lots) for the purpose of either:

- (a) advertising the property for sale;
- (b) indicating the existence of security services;
- (c) identifying the builder or contractor while original construction of a Residential Dwelling is in progress on such Lot;
- (d) identifying a contractor while performing maintenance, repair or rebuilding work; or
- (e) such other signs as may be approved in writing by the Board of Directors.

No sign permitted on a Lot pursuant to the above limitations shall exceed a dimension of four (4) square feet.

Owners may also place ground mounted signs on their Lot, which advertise a political candidate or ballot item for an election ("Political Signs"), provided the following criteria are met:

- 1) No Political Sign may be placed on an Owner's Lot prior to the sixtieth (60th) day before the date of the election to which the sign relates, or remain on an Owner's Lot subsequent to the tenth (10th) day after the election date.
- 2) No more than one (1) Political Sign is allowed per political candidate or ballot item.
- 3) No Political Sign may:
 - (a) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (b) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;

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- (c) include the painting of architectural surfaces;
- (d) threaten the public health or safety;
- (e) be larger than four feet by six feet;
- (f) violate a law;
- (g) contain language, graphics, or any display that would be offensive to the ordinary person; or
- (h) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

The Association may remove a sign displayed in violation of this section of the Declaration.

Flags: Not restricted.

Discussion: Accessibility of gas in community.

Next Board of Director's Meeting:

March 17, 2024 – 7:00pm Offices of Gary Greene/Better Homes Office

8:14pm Adjournment of Board Meeting.