

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, June 16, 2025
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:02pm by President, Daniel Woodruff.

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

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

Owners – Sign in Sheet

Minutes: **May 19, 2025 Board of Director Meeting Minutes:**

Motion: Fred Perdue made a motion to accept the minutes as presented.
Second: Daniel Woodruff seconds the motion.
Carried: Motion carried.

Financials: The Board reviewed the May 2025 Financial Statements \$28,529 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$27,997 Reserves, Total 56,527; Collection Rate for 2025 88.27%.

Motion: Daniel Woodruff made a motion to accept the May2025 Financials as presented.
Second: Andrea Hagan seconds the motion.
Caried: Motion carried.

Maintenance Report:

Bush Replacement at Park – Replace in Spring - Fred Perdue

Playground Equipment – Replace swings Hartnett Park. – Hold. Basketball holder installed.

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Boat Ramp Gate:

Discussion: Solicit Budget bid for upgrading gate operator and access control. 2 power outlets at Dock are out, new switch for timer needed.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

Community Events:

Volunteers needed for the Social Committee.

July 4th Splash Day Event – Water Slide/Hot Dogs/Popsicles

Discussion: Budget for supplies and water slide estimate is around \$500.00.

Motion: Robert Hagan made a motion to increase the HOA July 4th/Splash Day Event from \$300.00 to \$500.00.

Second: Fred Perdue seconds the motion.

Carried: Motion carried.

Voting for C&R Water/Sewer Reserve Expansion at HOA Event – Ballots and Flyers

Annual Picnic – October – Hartnett Park at Clearwater Cove (Combine w/Annual Meeting).

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). C&R Water Reserve Expansion Amendment Vote – Did not Pass - 36 In Favor, 0 Against. Attorney Opinion – Association will need to re-hold the Vote for the C&R Water Reserve Expansion Amendment.

Special Call Meeting Notice:

The Board of Directors of the Clearwater Cove Property Owners Association, Inc. (the “Association”) is calling an Association **Special Called Meeting scheduled to take place on August 18, 2025 at 6:00P.M. at the Clearwater Cove POA Park.**

The Agenda item, as many of you may know, in response to growth within the community, C&R Water Supply, Inc., has expressed a need to expand the existing water plants to Block 5, Lots 12, 18, 19 and Block 1, Lot 42. The affected Lots are currently subject to the terms

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and conditions contained within the Association's Declaration and in order to allow C&R Water Supply, Inc. to utilize these Lots for expansion of the adjacent water plants, the affected Lots must be removed from the use restrictions contained within the Association's Declaration and re-platted as part of the Association's Reserves. Please be sure to cast your vote by responding to the HOAlife Online Voting Portal notification <https://portal.hoalife.com/auth/new> or by sending in your Absentee Ballot if you are unable to attend the Special Called Meeting to vote in person. In order for this amendment to pass and to allow C&R Water Supply, Inc. to expand our community water plant, we will need to obtain the approval of 67% of the Owners.

New Business:

Board of Director Vacancy:

Discussion: Kenneth Johnson has submitted his resignation from the Board of Directors effective 6/25/2025 due to the sale of their property.

Next Board of Director's Meeting:

July 21, 2025 – 7:00pm Offices of Gary Greene/Better Homes Office

7:45pm Adjournment of Board Meeting.