

Clearwater Cove POA, Inc.

MINUTES

Annual Membership Meeting

Saturday, January 25, 2025

2:00pm Montgomery Community Center

FM 149 at College Street, Montgomery, TX 77356

Call to Order: The Meeting was called to order at 2:11pm by President, Kenneth Johnson.

A Quorum of 25% was present: 36 Owners Present/Proxy

Introductions: Owners, Board Members and Management made introductions.

President's Report: Kenneth Johnson

Discussion: Future projects: Playground Improvements, upgrade landscaping.

Minutes: January 20, 2024 Annual Membership Meeting were reviewed.

Kenneth Johnson moved to approve the January 20, 2024 Annual Membership Meeting Minutes as presented. Fred Perdue seconds the motion. Passed unopposed.

Financials: The 2024 Financial Statements were reviewed: Operation Account \$2,686; Reserve Account \$25,752; Total \$30,184. 2024 Annual Dues Collection Rate 97.86%.

The 2025 Budget was reviewed by the members.

Franklin Curtis moved to approve the 2024 Financial Reports and 2025 Budget as presented; Fred Perdue seconds the motion. Passed unopposed.

Website: www.clearwatercovepoa.org

Facebook Group: Andrea Hagan

Board Member Elections:

Nominations: 3 Positions

Andrea Hagan, John Hagan III, Fred Perdue

Nominations From the Floor: James Cooksey (write in)

Architectural Control Committee Elections:

Clearwater Cove POA, Inc.

Nomination: 1 Position

Bradley Smink

Nominations From the Floor:

Nominations from The Floor Closed. Vote Talley

Election Results Board of Directors:

Andrea Hagen, John Hagan III, Fred Perdue

Election Results Architectural Control Committee:

Bradley Smink

Open Forum:

Discussion Topics: County drainage issues.

Adjournment of Annual Membership Meeting:

Daniel Woodruff moved to adjourn the meeting at 3:09pm. Second by Fred Perdue.
Passed unopposed.

The Board of Directors Meeting was called to order at 3:10pm to elect Board Officers and Directors for the 2025 Year.

2025 Board of Director Positions were nominated and elected by acclamation:

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

Board of Directors Meetings will be held - 3rd 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.