

TPEPOA, Inc

October 19, 2019

Annual Meeting Minutes

Meeting called to order by President Sue Morgan. Bob Maupin gave blessing before lunch of brisket and sides. Seven people were in attendance. Minutes of the May meeting were mailed to all property owners with the Annual Meeting Notice and Ballot in mid-September. No questions or corrections to the May minutes.

Treasurer's Report (Roberta Orchard):

- Treasurer's Annual Report, Proposed Budget, and Notice of POA Dues were mailed to all property owners with the Annual Meeting Notice and Ballot. As of September 1, 2019, balance was \$13,879 which includes \$5,000 earmarked for the park retaining wall repair. Roberta proposed increasing the reserve to \$10,000. Proposal accepted under new business.
- Roberta updated the database for projected income to eliminate monies that will not be collected (returned mail, exempted properties and current liens). Current proposed income based on 100 of 153 property owners (\$5,000).
- On August 1st Roberta mailed 38 overdue notices of intent to file lien to property owners 2 years in arrears. Of the 38 mailed there were 2 returned, 5 paid, 2 change of owners unknown to POA (sale by owner), and 29 no response. Roberta will be getting with an attorney to go after non-responsive owners over 2 years in arrears.
- Treasurer's Report was accepted.

City Report (Sue Morgan):

- One of the city wells went out and repaired for \$18,250. Problem with well was a 3 phase fault that initiated a need for residents to boil water until the water was tested and cleared in Tyler. Residents did not receive calls about the water warning normally made by the city (well failure on a Sunday). City will correct future communication.
- Sue Morgan reported that Henderson County is still playing catchup on road repairs due to extended rains and current repairs are considered temporary repairs. Peninsula Point and Forest Lane are under

consideration for repair. The city is applying for a grant, however, monies would not be available until next year.

- Roberta Orchard volunteered to do a presentation for TPEPOA inquiring about road repairs, trimming trees on Peninsula Point and Circle Point.
- Cindy Mason requested TPE website be linked to the city website.

Committee Reports:

Beautification (Roberta Orchard reporting):

- Fernando will continue to do park mowing and maintenance for 2020.
- Tree limbs in the park need to be trimmed.
- Signs have been made for the park directing visitors to take trash out with them and keep park clean.
- No parking sign at park is faded and needs to be replaced. Sue will request one from the city. Chris Foster may have no parking signs that can be used at the park.
- Committee reviewed what maintenance needed at the park. Fence and picnic table cleaning started. Wet & Forget recommended to aid in time required to clean the fence.
- Cindy and Roberta trying to keep up with the entrance. Entrance requires enhanced maintenance. Discussed getting Fernando to re-gravel and reset the landscape stones at the entrance. Roberta has asked Roberto for a bid to get it done. Looking into possibility to also purchase new plants at the entrance.
- Gate at park is being left open and parking has been blocked in the park. There is a possibility of changing the lock and for keys to have ID numbers. If the key is lost, there would be a \$75 charge.

Greater Palestine Council (Roberta):

- Annual Dues is \$70 and we receive a booklet which is up to date of POA legislation.
- Brenda Foster asked about getting internet access to the booklet that can be a link on our website.

Gate Key (Roberta):

- Roberta reported that 6 keys were given out in the last year. Tom Lynn has been keeping a record of park keys being given out.

Sunshine Committee (Roberta):

- Bob Maupin sent flowers from POA in sympathy of Christine Carter's death to Chuck Carter. Roberta also reported that Mr. Bunch passed away recently.

Technology (Cindy Mason):

- Facebook page is set up and we want to get the word out that we are on Facebook and hopefully get more people using it.
- Facebook also has a link to the website.

President's Report (Sue Morgan):

- Currently in need of a secretary. Brenda will put a help wanted on Facebook. Roberta has spoken to 2 individuals about the secretary position.
- Sue suggested that for the May meeting we have an Ice Cream taste testing and get flyers out to the community to hopefully increase the May meeting participation.

Elections:

- Roberta Orchard made a motion that anyone on the ballot as a write-in be spoken to prior to the election to understand what is involved in the position. Motion made, seconded and approved.
- Motion – current officers as slated be re-elected. Motion was seconded and approved.
- No nominations from the floor. Motion to close nominations from the floor that was seconded and approved.
- Seven ballots received in the mail and six ballots present at current meeting totaling thirteen ballots. There was no discussion. Motion to close election with current ballots was seconded and approved.
- At this time the election report is as follows:
 - o President – Sue Morgan
 - o Vice President – Bob Maupin
 - o Secretary – open
 - o Treasurer – Roberta Orchard
 - o Board of Directors – Brandon Boykin and Chuck Carter

New Topics:

- Roberta proposed that the \$10,000 bulkhead reserve be put into an interest earning CD. Only penalty would be loss of interest if pulled out prior to term. Roberta is looking at Southside Bank or Austin Bank. Motion for Roberta to get CD was seconded and approved.
- Motion from Roberta to have the front entrance to be re-graveled and the landscaping blocks reset by Fernando was seconded and approved.

Meeting adjourned.

Respectfully submitted,
Cindy Mason