Shelter Cove Property Owners Association

PO Box 321

Livingston, TX 77351

(Draft) Minutes from Annual Meeting June 10, 2023; Church On The Lake

Attendance: See Attached sign in sheet

* Open Meeting

At 1:07 pm the meeting was called to order and an opening prayer was said by President Mark Dutcher.

* Meeting Minutes—James Stanley 1st Helmet second tabling minutes due to not having access to them on the website.Minutes were discussed, amendments were needed and would be addressed at the next meeting.

**Committee Reports**

* Architectural

Approved 270 Shelter Cove. 164 Knollwood deck approved. Laurel Drive approved also.

* Boat Ramp

Big sinkhole on Tigerville on left hand side. Junior dumping white rock in there and it continues to grow. James Stanley asked about using stabilized sand. Junior advised the dock must be dry. Unknown member asked what plan is for boat ramp as it is unusable. Terry Car discussed options for repair. Junior says it is too shallow initially. Jim advised it has been discussed, but expense has been an issue. The priority was to keep bulkhead maintained. Shallow draft vessels were able to launch. There was signage to warning this as well. Shelter Cove boat ramp circle getting torn up. The county owns it so they would need to be contacted for repairs. Garbage trucks have been tearing road up. Jim would add discussion with county on next agenda. North end of bulkhead is pushed out and has come loose. It’s kicked out about 18 inches. 40 feet of bulkhead has been pushed out. Mr. Stanley questioned whether just replacing slats would help. Starting to get worse. Need to call Moseley.

* Deed Restrictions-1, 2 and 5

Letters sent for deed restrictions. Contractor has had to mow a residence. First house on Steven’s Lane, not a whole lot can be done. Need to contact person who paid taxes to see what their plans are. Gina spoke with the person staying there and a few things have been moved out of front yard. They do have power. No water and no sewer. Mr. Stanley asked about having house condemned. Jim has spoken to environmental office a year ago and has recently called again. Jim advised someone living in the property makes it harder to condemn. The problem is there is no owner to speak to. Squatters are now living in it. Taxes have been paid, so county won’t go after this property. Jim spoke about going to taxpayer to advise there are squatters in the residence. Gina spoke on sections 3 and 4. There has been a huge improvement. She has done a haul-off this am for specific residents. There are residents who will receive a letter as they did not comply. There are properties that have changed hands and the new owners have started working on mowing the lots and dragging stuff out of mobile homes. Debbie Carter asked questions about these homes and the cleanup of these residences. The new owners are going through probate which has been a barrier. They also have to evict a lot of the residents in their homes, which has been slow in progression. There was a question by a resident about the chain link fence in the beginning of Steven’s Lane. This belongs to a private resident. Some in the audience stated it belonged to Memorial Point. Jim will talk to someone at Memorial Point…put on agenda? Junior felt it would not take much to straighten this fence.

* Roads

Roads belong to the county, and work from last year has been completed.

* Financial Statement 2023-2024

The case basis statement was reviewed. Collections were noted. Big numbers were reviewed. No big surprises. Ended up with positive cash flow of

* Mowing

Alicia stated ditches were not mowed. Jim advised that the ditches were not mow-able, and the county needed to be called. Chemicals cannot be used due to water going into lake. Jim went into neighborhood and found a leak. The ditches don’t drain. Cattails are growing over 10 feet tall. Water sitting in ditches cannot be fixed by POA. Jim advised Alicia to contact the county secretary. Gina asked about Memorial Point fixing things. This would not occur overnight. Jim again advised to keep calling the county.

* Proposed Budget 2023-2024

Maintenance fee increased due to additional people. $10k listed on budget for legal is for assistance with condemned housing. Mr. Stanley commented that EPA should be taking care of the issues we are having with condemned houses. Helmet also stated there was nothing wrong with having money in budget. Debbie Carter asked who attorney for POA was and was advised. She also asked about security and why the budget had increased. Jim advised the budget was actually $20k, but this was not spent. Gina advised not a lot has been spent as the policeman were shorthanded. Their patrol has been noted to make a difference. Junior asked if they could come on weekends during the summer. Another patrol car has been noted to patrol the area more frequently than we are not paying for. Gina advised that because she has gone to the station, they have increased their patrol. We are no longer third on Polk County list for crime. Mr. Stanley questioned why we are subsidizing the sheriff’s department to patrol our area. He feels that this is a waste of our money. Helmet agreed with Mr. Stanley that the county should take care of the sheriff’s department as taxpayers. But then stated he is for having a budget for security. He spoke with officer. The officer advised that there is not a day he has not given at least one warning. He writes a citation a second time. An unknown resident (jimmy) provided he has witnessed less ATVs on the roads. There were complaints about Air BnB renters who have been troublesome. Junior asked about having security officer talk to those who come up on the weekend and are speeding through neighborhoods on golf carts or ATVs. Gina will discuss with security officer to especially talk to those at the end of Shelter Cove boat ramp. Helmet asked about when Junior last mowed. He stated he last mowed 4 weeks ago. All right aways, boat ramps, the highway, and entryways of the subdivision. Alicia stated she had to go mow from guardrail to the entrance at Little John drive and raised concern for a lot of ditches not being mowed in that area. There was a lot of discussion around mowing. Junior recommended having others volunteer and POA pays for gas. Residents continued to ask what areas are being mowed. Betty made motion to approve budget. Junior seconded. Jimmy opposed budget.

* By-laws Update discussion
* Have not been recorded. Still working on By-laws. Mr. Stanley asked that the by-laws. Bylaws have been converted. Board will decide if special election will be.
* Vote on Maintenance Fees 2024–

Mr. Stanley first and Helmet seconded they be kept same. 2 opposed. Vote will stay the same.

* Nominate and vote on Director’s positions
  + Mark Dutcher, Gina Whittenburg

Junior nominates that both be elected. Mr. Bishop seconded the motion. Unanimous agreement by all attendees.

* Website

Mr. Stanley pointed out that the website needed to be updated with minutes from 2 years ago and this year’s minutes. Kay advised she would take care of anything missing from website, she just needs to be alerted to what was missing.

New Business

Form for ARC should have additional info. Deb would revise and get to Kay. Junior proposed putting a stipulation into POA approval process to have residents who planned do-it-yourself new build be made to pay for utilities prior to starting build so that they would have sense of urgency to complete the build. Jim stated we do not have the rights in the deed restrictions as they stand now. The deed restrictions will need to be changed. Jim recommended that whoever gets a permit to build and they plan to build themselves that we tell them they will be taken to court if they don’t meet the timelines. If they cannot commit to getting home done by timeline, we have to follow through on our process of taking them to court.

Jim motioned to adjourn the meeting. Jimmy Bishop seconded. Meeting adjourned at 2:13 pm.