Shelter Cove Property Owners Association  
PO Box 321  
Livingston, TX 77351

**(Draft)** Minutes for Annual Meeting 10/29/2022 – Church on the Lake – 1PM **(Draft)**

Attendance:

Before the meeting started Helmut Walter spoke with the membership regarding what it means to elect a board member. Why they are elected. What you can do if you disagree with the decisions the Board is making on your behalf. How important it is to be involved in the POA to make it successful. He informed the membership that he was going in a different direction with his life and verbally tendered his resignation to the membership, followed by a written resignation to the Board President.

The Board wishes to thank Helmut Walter for dedicating his time with the board. It was not an easy decision for him to resign.

* Open Meeting:  
  At 1:05pm President Mark Dutcher opened the meeting with a prayer.
* Meeting Minutes:  
  A motion was made by Jimmy Bishop to approve the meeting minutes of /23/2021.  
     
  All voting Yes.

* Website:
* ACC Report:

The Architectural Committee was represented by Jr. Lapaglia. He reported on several completed projects and several that were under way.

* Security Patrol:  
  A discussion was held with many questions and comments from the membership. Gina Whittenburg reported that the patrols were proceeding with some degree of success toward restricting crime in the area. The Sheriffs office reported that the number of crime reports was slightly less in the area. Gina also stated that the area SC3/4 is being noticed by the Sheriffs office and the County officials for our efforts to try to reduce crime in the area. She reported that there is still much to be done in that area. Part of the discussion was that there was difficulty getting enough officers to make the patrols. Particularly the night patrols when crime is more prevalent. The P&L statement indicates that the POA spent only $6000 of the $20,000 that was alloted in the budget.
* Boat Ramps: Jr. Lapaglia noted during our last board meeting that the bulkhead was failling on the boat ramp at Shelter Cove Ln. He volunteered to get an estimate for repairs on the bulkhead. He contacted Moseley construction who came out and assessed a repair. Moseley said that they would repair the bad 30 foot section for $6000 or $200 per foot. Moseley also said that the bulkhead was on its last legs and we would likely be chasing repairs from now on. He quoted $154 per foot to complete the entire bulkhead. We did not have the footage on the bulkhead, but an estimate was made at about 225 feet. A motion was made by David Bode to replace the entire bulkhead with a high limit of $40,000. (Note:There is enough money in our treasury to manage that amount). The motion to repair was seconded by Lisa Hendrix. A vote of the membership was unanimous to repair. The $40,000 was added to the budget for next year.
* DREC Report:  
  Jim Engbrock reported that there were several deed restriction enforcement letters sent to folks in SC1,2 & 5 this last year. Most are very good at taking care of the violation. The property that is still an issue is 304 Stevens Ln. There is not much the POA can do in this regard without incurring some liability. Gina Whittenburg has been in discussion with Environmental Officer Daryll Oates regarding the mess at that property. He said he would inspect and let her know what could be done.   
  Gina Whittenburg discussed the efforts that she was making in SC3&4. She is still working with some folks in that area to get their properties cleaned up. Alicia Lamsom spoke up and wanted to know what could be done to get folks to folloiw the deed restrictions. She ultimately volunteered for one of the open positions on the board.
* Financial Statement review  
  Mark Dutcher discussed the P&L statement noting that we were way under budget on the expenses that were allocated for the budget last year due to not spending the $20, 000 for the security patrol. He also noted that we reduced the amount allocated to $12,000 for this fiscal year.
* Budget Approval - a motion was made to accept the budget by Jimmy Bishop, seconded by Helmut Walter. The membership voted unanimously to accept the budget.
* Dues approval - a motion was made by Charlie Reyna to increase the dues amount to $125, seconded by Debbie Carter. The membership voted to keep the dues at $100 by a vote of 67 to 37.
* Nominate new Directors - it was noted that Jim Engbrock, Helmut Walter and Kay Hardy are up for reelection this year. There were two vacant positions before Helmut resigned so now three open positions. Alicia Lamson from SC 3&4 was nominated, Lisa Hendrix from SC section 2 was nominated and David Bode from SC section 5 was nominated. The nominations ceased and there being no further nominations, the three nominees were elected with no objections from the membership.
* A discussion was started regarding Air B&B being established in the area. There are some that do not follow any kind of etiquette toward the permanent residents that live in the area. After a lot of discussion it was decided that the Board would take that suggestions and put together an “ettiquette paper” to be displayed on the POA website. Also we will investigate signs posted at the entrances regarding the same to encourage people to remember the permanent residents and behave accordingly.
* Other: Board member Kelly Harrison missed 3 meetings in a row, unexcused, and was therefore officially dropped of the Board. Leaving the Board with currently 5 Members. Note: there are currently 4 open positions on the Board.   
  The next board meeting date will be set at the annual meeting.
* Executive Session: None
* Meeting adjourned at about 2:20 PM.

The next board meeting will be on Saturday November 12 at 1:00 pm at MPUD office.

Submitted:

Jim Engbrock, Interim Secretary SCPOA