Shelter Cove POA Meeting Minutes

Saturday March 2, 2024

MPUD Office

251 Stevens Lane

Livingston, TX 77351

* Open Meeting 9:06 am with prayer by Mark Dutcher. See sign-in sheet for attendance.
* Meeting minutes were approved Jim Engbrock/Jerry Healy/unanimous.
* Website-Minutes and announcements have been updated regularly.
* ACC Report-Several projects have been approved this quarter. Deb collaborating with a homeowner on some building issues.
* Security Patrol-Officer Sexton is still patrolling four hours per week. He sends reports with invoices. He reports lots of activity resulting in citations in February.
* DREC Report-Several letters have been sent out for deed restriction violations. House on Tigerville has been given 30 days to comply. Letters to attorneys and the court will ensue with non-compliance. Gina continues to work with community members in Shelter Cove sections 3 and 4. Police and the new environmental officer have been recruited to assist with problem homes/lots. Gina and Jerry would work with the new environmental officer (who is said to be more aggressive than past environmental officer) and have a meeting scheduled for March 11, 2024. Gina has scheduled a neighborhood clean-up with a trailer for May 11, 2024.
* POA Attorney-No recent activity
* Finances-Finances reviewed. New guidelines for filling liens were reviewed and are being followed. Bank statements reviewed with Mark. Community insurance was renewed without an increase in premium. Collections for past due POA dues have increased. There are still some outstanding dues which need to be collected.
* Boat Ramps-Junior has been keeping the boat ramps clear of trees and debris. Work has been started by Moseley Construction on bulkheads, but not completed. Jim to discuss completion with Mosely. There was discussion about replacing the walk-out dock on the Shelter Cove Drive boat ramp; however, it was later found to be intact.
* By-laws finalization would occur by Jim, Mark, and Kay. They would be placed on the Shelter Cove Website for community to review with plan to vote on final copy during annual meeting in June of 2024.
* Deed Restrictions-Jim would meet with Helmet to review deed restrictions with goals to finalize by end of 2024.
* Plans and goals for 2024—Finalize bylaws, start deed restriction review, find resolve for 304 Stevens Lane. An action plan was outlined to address 304 Stevens Lane including discussing options with attorney, meeting with environmental officer on March 11, 2024, and follow up by Jerry in one month.
* Other-Annual meeting scheduled for June 8, 2024, from 1:00 pm to 3:00 pm at Church on the Lake
* Executive Session NA
* Adjourn meeting 10:24 am Jim/Jerry/unanimous.

NEXT MEETING April 20, 2024, 9:00 am at MPUD Office