Monthly Board Meeting

Pelican Isle November 15th, 2015

Attending: Current Board Members: Thomas LaFrenz, Doris Cates, Janet Flies, Heather Manning and Theresa Hadd, was present via telephone if a vote was needed.

The September Meeting Minutes were read by Doris Cates. No meeting was held in Oct. due to the Great Flood.

The Checking Balance as of the end of Oct. $6,624.88 the Savings Bal. is $5,378.73

Janet asked Doris if the Quick Books matched the Bank account at that point and all totals match.

The discrepancy in the Bank Account vs Quick Books was due to The Rowley Insurance payment for $4,145 which was an Auto Debit. There was a write off of $1,121.36 Bad Debt. for a foreclosed lot.

Someone was spreading rumors around that checks were bounced on the account. There were no checks on the account that bounced. The Board said the Books would be audited before May.

Doris had been in contact with Leon from Bosque and got an answer about the Electric and the Dumpster. Leon’s response was they were not going to supply us with electricity to the Boat ramp area anymore and suggested we obtain our own meter. Debbie Lyle has agreed to let the POA use the extra meter that is on their lot near the Boat Ramp. Doris will call Navarro County Electric and see what our options are for getting electric to the lights. This is an issue that needs to be addressed asap.

Leon’s response to the Dumpster issue is, a fee of $45 per quarter will need to be paid to Bosque. The contract can be terminated with a 30 day notice at any time. Other options for Dumpster placement will be looked into. Doris told the Board we should go to one dumpster for the winter months. The Board voted to keep both dumpsters but reduce the pickup to once a week instead of the twice a week pickup to save money. The Board decided to get the Dump Trailer parked here for a cleanup day. A notice will be given when the trailer will be parked here. Doris said she would call Allied Waste to change the dump to once a week and keep both dumpsters.

The Board also decided to turn the Heat down to 70 deg. in the Clubhouse to save on the electric bill.

The Board discussed the Skid Cabin in Block one that the ACC did not approve. The Board decided it was against our by-laws and a letter should be sent to the lot owner. It is noted here in the minutes that neither the Board noor has the ACC approved the Skid Cabin.

The Board discussed the Mail Box. Janet has been talking with the Kerens Post Office about used or new post office boxes. She was told that we could get a box with 16 slots for $1,100.00. The Board decided to leave this issue on the agenda but vote on it at a later date because there were other issues that were more important at this time that need to be addressed.

Thomas asked Doris if she received very many calls when people received the Statements instead of the Invoices that were being mailed. Doris said that there were some people that had issues but they had been worked out. There was one property owner that Doris is still working with that had some questions

But they were working together to resolve the issue.

The issue was discussed about people that owe dues and are not paying. The Board decided that Doris phone # should be added to the Statement incase a POA Member has a question. The office phone rolls over to Doris cell phone also. The Statement will be changed and Doris # and email will be added to the Statement.

Thomas wants to set a dollar amount or time frame for people not paying their dues. The Board agreed but did not decide at this point until we got a Lawyer to look at our By-Laws. This needs to be done fairly and consistent across the board to every POA Member not complying. There are six people that over

$500 and six people that owe $200. The Board voted on $200.00 as the dollar amount. When the lot dues get to $200 of unpaid dues a lien will be placed on the property. At this time there will be 12 people over the $200. Any fee’s that it cost the POA will be added to the lien for that lot. A payment plan can made for people that wish to catch up their dues.

Larry Ganaway was appointed to contact the Lawyer and ask him for pricing to read the By-Laws and ask the questions that need to be answered about liens on the properties.

The roof was discussed again. There are two more leaks where the ceiling tiles have fallen. One in the hall to the rest rooms and one in the office. Doris called American Roofing to come out and fix the roof again. They came and fixed the gutter and Doris asked them to give us a bid on fixing the roof.

The AC was addressed also. The one AC Unit in the hall has been turned off because it was running all the time. That cut the Electric bill in half.

It was also decided to turn one of the Hot Water Heaters off for the winter to cut the electric cost.

A special assessment was discussed by the Board to help with the cost of fixing the roof and the AC.

When the Board meets again this will be discussed again.

The Board decided not to meet again until January due to the Holiday Days.

The Board voted to close the meeting.

We hope everyone has a Bountiful Thanks Giving and a Merry Christmas

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