

**Lake Medina Shores Owners Association
General Membership Meeting Minutes
Saturday, February 11, 2023**

Held at the Pavilion
191 Lakeside Dr., Bandera TX 78003

Due to resignations: Chair, Carol Hart; Vice Chair, Ben Condry, and "newly appointed" Kyle Couch, there is no quorum of the Board.

Call to Order:

Roll Call: Treasurer, Lyn Ploeger called meeting to order at 10:08 AM. Director present is Member at Large, Kenny Hagen.

Resignations: Chair, Carol Hart; Vice Chair, Ben Condry and "newly appointed" Kyle Couch.

Guests Attending: 24 members present. See sign in sheet

Pledge of Allegiance and Prayer.

Minutes: Motion to accept previous minutes as read from General Membership Meeting on September 3, 2022 and minutes from Monthly Board Meeting on January 14, 2023 was made by member JR Kimmerly, seconded and passed by the membership.

Financial Report: Financial report for January 2023 was looked over. Motion to accept the financial report as written was made by unidentified member, it was seconded, and passed by the membership.

Project Manager Report: Report read by Maggie Schneider, Project Manager.

Committee Reports:

Architectural Control Committee Report: Ad-Hoc, Mike Wolford, gave report.

By-Law Committee Report: Leon Wehr spoke about changing by-laws. Dennis Klenk: Absent

Road Committee Report: Andrea Helmer, read and submitted report.

Unfinished Business:

1. **Hiring a Collection Agency:** No action taken. Tabled to further meetings.
2. **Mailboxes:** 2 boxes purchased. Will be getting those installed ASAP.
3. **LMSOA Website Update/Online Payments:** Continue to work on getting this accomplished.
4. **Swimming Pool Leak:** Bids coming in for review. No action taken.
5. **Security Updates:** No action taken. Tabled to future meeting.
6. **Dues Increase:** No action taken. Tabled

New Business:

1. **Emergency Preparation:** Reaching out to Tom Bailey to get something prepared. No action taken.
2. **Follow Through Chart:** No action taken.
3. **Volunteer Road Work:** No action taken.
4. **Wright Dr. Culvert Bid:** No action taken.
5. **Mailbox Fees:** No action taken.

6. Removal of Carol Hart from Bank Accounts: Motion to remove ex-director, Carol Hart, from the bank accounts and replace with current director, Kenny Hagen, in order to conduct further business, was made by member JR Kimmerly, seconded and passed unanimously by membership.

7. Appointment of Director: Motion to elect a "pro-tem" person to the board made by member Leon Wehr, seconded and passed by the membership. Motion to elect member Andrea Helmer to fill that position, made by member Leon Wehr, seconded and passed by membership.

8. By-law Amendment Change: Member Andrea Helmer submitted amendments to the by-laws that shall be considered for approval by the members. Those were read and submitted. Any amendments will be added to the September 2023 ballot for approval, with no changes to be made, per Property Code 209.

Adjournment: Motion to adjourn made by member Derek Manchester, seconded and passed by membership, meeting adjourned at 11:30 AM.

*Because there was no Secretary at the time of this meeting, no minute notes were taken. The current acting Secretary, Andrea Helmer, has typed these minutes based on the meeting audio recording from this meeting for approval by the membership.

Andrea Helmer, Secretary
LMSOA Board of Directors
Lake Medina Shores Owners Association

APPROVED

BY: _____ DATE: 9/2/2023
Andrea Helmer

ORIGINAL