

LMSOA Board of Directors
Quarterly General Membership Meeting Minutes – February 2024

Date: Sat. 2/10/24
Time: 10:00am CST – 11:30am CST
Location: The Pavilion at 191 Lakeside Drive, Bandera, TX 78003

APPROVED
BY GM DATE 5/11/24

SCANNED
BY [Signature] DATE 5/19/24

10am-10:30am

Call to Order: Chairman, Kenny Hagen: (5 min)

- **Roll Call:** Chair called meeting to order just after 10am. All Board Members were present as follows:
 - Kenny Hagen, Chairman, Erin Massey, Acting Secretary, Lyn Ploeger, Treasurer, Leon Wehr, Member at Large
- **Guests Attending & Sign-In Sheet**
- **Pledge of Allegiance and Prayer**

Chair Comments: Chair addressed members and set expectations of brisk pace and hard stop at 11:30am.

Minutes & Agenda: Acting Secretary, Erin Massey (5 min):

Initially, the Board mistakenly proceeded to read and pass motions for the Board to approve the agenda and minutes. JR Kimmerly properly called Point of Order and reminded the Board that at the Membership Meeting, the Membership is supposed to approve the agenda and minutes, not the Board. The Chairman opened the floor for the membership to approve the following:

- **Approve Agenda:** Membership Made a Motion to approve this agenda. GM approved unanimously.
- **Approve Minutes:** Read and approve 9/2/23 General Membership Meeting Minutes.
 - Chairman opened floor to membership and JR made a motion to approve the minutes from 9/2/23 with one change requesting clarification re: LMSOA says "Strengthened partnership with LSVFD." Request was to clarify in the minutes that LSVFD supports all organizations and HOAs, POAs etc. in the community and there are no formal or written agreements between LMSOA and LSVFD. Motion to approve minutes with the clarification re "Strengthened partnership with LSVFD" passed unanimously.
 - Secretary acknowledged the required change and agreed to add the requested changes before stamping the Sept GM Minutes as "approved."
- **Secretary Housekeeping:**

Secretary shared the following information:

- Holding Quarterly GMs as of 1/2024. 2024 Meeting Schedule at www.lmsoatx.com. Please visit www.lmsoatx.com for most up to date information on LMSOA + governing docs.
- Meeting minutes from prior meetings are approved in the following meeting. Once approved, we aim to post minutes online w/ 10 business days.
- A note on Facebook: FB is not the source of truth for meeting dates, times, or agendas, reports unless the FB post links to the LMSOA website. www.lmsoatx.com is the source of truth. The Office Staff and Project Manager may periodically post on LMSOA's FB page, no other LMSOA pages on FB other than the official LMSOA page.

Reports (15 min):

- **Financial Report(s):** Treasurer, Lyn Ploeger
 - Read Corrected December 2023 Treasurer Report. Motion was made by Member to approve and passed by Membership.
 - Read January 2024 Treasurers Report. Motion was made Member to approve and passed by Membership.
- **Project Managers Report:** Property Manager, Maggie Schneider - January 2024 PM Report was read.

Committee Reports (5 min):

- **Road Committee Report** January 2024: Mike Wolford read a statement attached to these minutes.
- **Architectural Control Committee Report:** Ad Hoc, Mike Wolford - No update.

10:30am-11:00am

Old Business: (35 min):

- **Pool Updates** – Shared in Feb Monthly Board Meeting on 2/10, no additional update. (Lyn) *[DISCUSSION ONLY; NO MOTIONS WERE MADE OR PASSED]*
- **Lawsuits** – Status update. (Erin): Secretary informed Members that per Texas Law and our governing documents, the Board is not required to disclose details of ongoing or threatened litigation. Any decisions made in closed sessions must be summarized orally, in general terms, at the next open meeting and must be recorded in the minutes which they have been. No new decisions have been made. Recently, LMSOA was informed that mediation(s) will occur in late March. Chairman gave Member JR Kimmerly the floor who asked how many lawsuits were pending. Secretary answered that we are still working through legal issues on two cases. *[DISCUSSION ONLY; NO MOTIONS WERE MADE OR PASSED]*

- *Professional Financial Review – Share results.* (Erin) Secretary read consultant Lisa Poletti's summary opinion based on her examination of 2022-2023 LMSOAs books. Copy of report will be posted online. Discussion of "audit" definitions followed. [DISCUSSION ONLY; NO MOTIONS WERE MADE OR PASSED]
- 2024 Budget will be reviewed by Board and discussed at subsequent meeting TBD. 2024 Budget Reports, Budget and Treasurers Reports were not shared pending additional information needed. (Lyn) [DISCUSSION ONLY; NO MOTIONS WERE MADE OR PASSED]
- Availability of documents online or hard copy or both: Chairman gave member JR Kimmerly the floor who shared his opinion that asking members to pay for hard copies of documents is not right. Secretary responded that LMSOA's document production policy follows Texas State Law and is legal and we will continue to charge for hard copies. Board shared reasons for charging includes putting *general memberships'* needs before the needs of the one individual requesting member; and that the time spent putting these requests together is time taken away from things like roads, dues, pool, and projects that benefit many, not one. [DISCUSSION ONLY; NO MOTIONS WERE MADE OR PASSED]
- 2024 LMSOA Goal Setting (fka "Strategic Plan") 2023 Success and carryovers. (Erin): Secretary shared a readout of progress against 2023 Goals that is attached to these minutes. [DISCUSSION ONLY; NO MOTIONS WERE MADE OR PASSED]
- Road Plan and Schedule - 2024 Road Plan Outline and facts about roads, dues, and inflation were read. (Erin) [DISCUSSION ONLY; NO MOTIONS WERE MADE OR PASSED]

New Business: (1 min):

- No new business. [NO DISCUSSION; NO NEW BUSINESS RAISED BY MEMBERSHIP.]

11:00am-11:30am

Public Comment: (Max. 30 minutes)

- Held the Public comment period for up to 30 minutes. Speaker list is attached. [NO MOTIONS MADE OR PASSED.]

Adjournment:

SCANNED

BY: JM DATE: 5/19/24

APPROVED

BY: JM DATE: 5/11/24

NOT APPROVED YET