

APPROVED

By: Board DATE: 4/19/24

**LMSOA Board of Directors
Monthly Board Meeting and Closed Session Minutes – April 2024**

Date: Tuesday, April 9, 2024

Time: 6:30PM CST

Location: 7100 Whartons Dock Rd., Bandera, TX 78003

SCANNED

By: Erin DATE: 5/14/24

6:30pm-7:00pm

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

- **Roll Call:** All board members (Kenny Hagen, Erin Massey, Lyn Ploeger, Leon Wehr) were present.
- **Guests Attending & Sign-In Sheet**
- **Pledge of Allegiance and Prayer**

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

- **Approve Agenda:**
 - Motion to approve this April Monthly Board Meeting agenda was made and passed unanimously.
- **Approve Minutes:**
 - March Monthly Board Meeting Minutes were read, and a motion was made and passed unanimously.

Reports (15 min):

Financial Report (5 minutes): Treasurer, Lyn Ploeger

- Treasurer Reports have been posted online. Members only must login to view. January and February and March Monthly Reports were read by Treasurer. Motion was made to table all reports until more information was provided and passed unanimously.

Project Managers Report (9 minutes): Project Manager, Maggie Schneider

- Updates on active projects only, general announcements shall be moved to website.
- Project Manager Report for April was read.

Committee Reports: (1 min.)

- Architectural Control Committee Report: None at this time.
- Road Committee Report: Mike Wolford
 - RC Report for April was Read

7:00pm-7:30pm

Old Business: (40 min)

- Security Wi-Fi + Cameras – Incomplete. Target completion by 4/2024. **(Lyn, Kenny)**
- Pool Updates - Leak was repaired as planned. Refer to Project Manager Report. **(Lyn/Maggie)**
 - Charge for use by non-members for the season. How much? \$75 or \$100 or \$120. Discussion about how much to charge. We have historically charged \$75 but discussed raising it due to inflation and covering costs. Discussion of who qualifies as authorized guests. Motion made and passed unanimously to charge \$100 for season pass for non-members and this would include access for their household. Secretary added this to the pool policy for legal review.
- 2024 Budget to review and approve. Board noted in the minutes that a Motion to approve 2024 Budget made by Lyn Ploeger and passed unanimously electronically on 3/17/2024. **(Lyn)**
- Tamper Purchase – Road Committee agreed on the tamper and price; Board noted in the minutes that a Motion made electronically week of 3/26 to purchase total cost \$882 w/ warranty. **(Mike/Maggie)**
- Audit Committee **(Leon)** Update was given that group was trying to decide on regular meeting schedule. 3 members had signed up for the committee.
- Updated Financial Review 2022-2023 has been posted online. Login to view. **(Erin)**
- Lawsuits are resolved as of 3/20/24 with LMSOA found not at fault. Settlement statement will be posted online. We would like to thank everyone for their patience with this Board who inherited this lawsuit. We apologize that the members and community had to go through this ordeal which took resources away from all for the unsubstantiated complaints of few. 3/20/2024 at mediation a motion made and passed by Kenny Hagen, Erin Massey, and Leon Wehr to settle the lawsuits with no admission of guilt by paying \$5500 in attorney fees to Plaintiffs' attorney, Chris Weber. An additional statement from LMSOA attorney was read regarding the outcome of the RV Park lawsuit and is attached to these minutes. **(Erin)**

****Open Board discussion is a crucial part of these meetings. Board discussion does not equal a Board decision. Board Motions reflect decisions made and may be modified by subsequent Board motion(s) if necessary.****

APPROVED
BY Board DATE: 4/29/24

SCANNED
BY EM DATE: 5/3/24

7:30pm-8:00pm

New Business: (20 min)

- Main Building: Need to hire someone to finish siding and trim replacement before we can paint? Estimate for time and materials \$2500, includes warranty and workers are insured. This needs to be done by 5/1. No action or motion was made. (Erin)
- Paint Color – Votes are in and paint color desired is Sherwin Williams Blueprint. Section D neighborhood has volunteered to paint, and we will sign waivers with them before they start mid-April. Do we want paint donations? No action or motion was made. (Erin)

8:00-9:00pm Adjourn to Closed Executive Session

- Staff allocation of duties and responsibilities and pay were discussed and no decisions were made.
- Security training w/ Lyn showing Board how to access footage on all cameras. This item was not discussed as security camera task is incomplete at this time. (Lyn)
- Dues collections and liens was discussed as something we should consider. No decisions were made. (Erin/Leon)
- Walk-Ons – Helipad was discussed and Board agreed we own it and the property but maybe not all community or county organizations are aware. Board to follow up accordingly so helipad revamp by LSVFD/County can go smoothly w/ LMSOA informed.

Copies for Members: *Unapproved Treasurer Report; Unapproved Agenda*

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