

LMSOA Board of Directors
Monthly Board Meeting Minutes – January 2024

Date: Tue. 1/9/2024; Time: 6:30pm CST
Location: 7100 Whartons Dock Rd., Bandera, TX 78003

APPROVED
BY: KM DATE: 2/10/24

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

- Roll Call: All Board Members were present – Kenny, Lyn, Erin, Leon.
- Guests Attending & Sign-In Sheet
- Pledge of Allegiance and Prayer
- Chair Comments: None

Minutes & Agenda: Acting Secretary, Erin Massey:

- Approve Agenda: Motion to approve this agenda was made and passed unanimously.
- Approve Minutes: December Monthly Board Meeting Minutes read and motion to approve passed unanimously.

Reports:

Financial Report(s): Treasurer, Lyn Ploeger (5 min)

- Monthly Treasurer's Report from December 2023 was missing and motion to table until the next meeting was made and passed unanimously; Budget and New Template to be discussed in New Business.
- Project Managers Report: Property Manager, Maggie Schneider (5 min)

Committee Reports:

- Architectural Control Committee Report: Ad Hoc, Mike Wolford not present and had no updates.
- Road Committee Report: Mike Wolford (2 min) Mike Wolford not present and had no updates.

Old Business: (35 min)

- Bathrooms closed until further notice. We had a professional mold inspection and testing company (Aladdin Environmental LLC) assess both the men's and women's restrooms. According to Aladdin Environmental LLC, "Based on the lab results, the ambient air samples taken in the two restrooms were considered within normal ranges when compared to the outdoor air readings. The surface samples also confirmed that no microbial growth was present." At this time, we will reopen restrooms to LMSOA Staff only. Restrooms will be reopened to LMSOA Members upon completion of additional repairs. Before reopening to members, we will implement new restroom guidelines to help preserve our investment.
- Security Wi-Fi + Cameras – Target completion by 2/2024.
- [In Progress] Professional Financial Review – Share results at 2/2024 GM Meeting. (Erin)
- Lawsuits – Confidential, No public comment.
- Pool Updates – See Project Manager report.
- Banner w/ Logo for Event Table has been ordered.
- Fire Safety – fire extinguishers are properly available at LMSOA facilities as needed.
- Main Building: [French Drain] to be installed on the week of 1/11; [Wood Repair] On hold pending additional quotes.; [Exterior Paint] moved to Icebox.

New Business: (20 min)

- LSVFD to use water in pool in large fire (Lyn). Motion was made by Leon to let them use the water if emergency and work out details of refill or LMSOA property needs later with LSVFD. Passed unanimously.
- 2024 Budget Planning and YE Close of Books + Templates (Lyn) – tabled for Closed Session following this meeting.
- 2024 Strategic Planning: Success against 2023 plan, carryovers, new items (Erin)
 - o Tabled as need a closed session to finish 2024 planning.
- Dues statements and collections 2024 and past (Erin) – Tabled.
- Road Plan and Schedule – Share 2024 Plan Outline for discussion (Erin)
 - o Road Plan not shared. Follow up at GM 2/10. Motion for Erin to be board leader for road project and road committee planning made and passed unanimously.

Adjournment: Motion to adjourn made and passed unanimously.