

LMSOA Board of Directors [UNAPPROVED] Monthly Board Meeting MINUTES - JUNE 2024

APPROVED

Date: Tuesday, June 11, 2024 Time: 6:30PM CST Location: 7100 Whartons Dock Rd., Bandera, TX 78003 SCANNED 9/25

6:30pm-7:00pm

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

- Roll Call: Chair to announce directors in attendance and absences if any.
- Guests Attending & Sign-In Sheet
- Pledge of Allegiance and Prayer

Comments from Chairman: As of end of day 5/31/24 (the deadline to apply), we had only 2 applicants for the 2 open Board positions. They were Lyn Ploeger and Les Blankenship. Because we had 2 openings and 2 applicants, and both applicants meet the requirements, there is no need for an election or ballot.

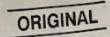
Minutes & Agenda: Acting Secretary, Erin Massey (5 min):

- Approve Agenda: To Read and approve this June Monthly Board Meeting agenda. Motion made to approve and passed unanimously.
- Approve Minutes: To Read and approve May Monthly Board Meeting Minutes and Closed Session Minutes held on 4/29/2024. Motion was made to approve and passed.

Reports (5 min):

- Financial Report: Treasurer, tyn Ploeger Discuss unapproved Treasurer Reports for Feb-June 2024.
 - February 2024, March 2024, April 2024 Erin mode a motion to not approve Feb, March, April reports pending more information from the Treasurer. Kenny yes, Leon yes, Lyn no vote.
 - May 2024 Discussion of categories of expenses; Kenny made a motion to correct the report and reflect the road maintenance labor for May. Kenny voted yes, Lean voted No.— Lyn veted yes. Erin voted no. May 2024 Treasurer Report NOT approved by Board.
- Project Managers Report Project Manager, Maggie Schneider
 - Erin read the project managers report on behalf of Maggie Schnieder who was out of
 office.
- Committee Reports:
 - Road Committee: Road committee meetings are being held regularly.
 - Board Read proposal attached from RC to purchase Road Grader.
 - Board, members and RC discussed risks and information that has been requested and not covered in the proposal.
 - RC Members informed Board of how the onsite visit of the machine.
 - Lyn proposed that if RC can get the information requested as follows within 2-3 days, then we can vote:
 - o insurance coverage
 - o credentials
 - o who are the people
 - budget concerns
 - Kenny proposed that what if we get it and have Randy use it and NO volunteers or RC until information is provided.

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MOTION: To purchase to road grader from proposal contingent upon
 Project Manager and LMSOA Staff in control until required interrection is
 provided by the RC. Passed unanimously.

 Audit Committee: Leon gave an update on behalf of the audit committee/Meetin scheduled for Wed at 6:30pm and only 2 of 6 showed up so no meeting and no decisions were made.

7:00pm-7:05pm Old Business: (5 min)

- Security Wi-Fi + Cameras This item is completed as of 5/11/24. (Lyn, Kenny) Motion made to remove from old business.
- Audit Committee –TBD (Leon) Oat a written proposal from Armstrong Vaughn and Associates to do an audit. It was initially \$3500 and now it is between \$3500 minimum and up to but may be more than \$5000 for ONE year. Motion was made at the membership meeting to do it for \$3500 and now the quote is more than \$3500. Lyn made a motion to table until the next GM passed unanimously.
- Payment Plan Policy (Leon) Leon explained that by 209 we should offer if requested a
 payment plan, Leon submitted two documents for Board review; 1) payment plan policy and 2)
 payment plan contract. MOTION: to have attorney bob review and pending review board target
 to implement record and file no later than 9/1 made and passed unanimously.

7:05pm-7:25pm

New Business: (20 min)

- Trademark (Erin/Leon)
 - We can trademark our logo or other "mark" and our name or acronym
 - Motion to investigate and give proposal to board, passed unanimously
- Website FAQs, Welcome Letter; (Erin) circulate a draft to Board
- New page on website re "Amenities" or "Parks/Greenbelt" (Erin); consider posting maps; consider consolidate photos.
- Office Staff Weekly Reports (Kenny/Erin) Kenny will handle it.
 - o Road work in flight and up next
 - o Violation Letters and status
 - o Project status for open projects
 - o Issues/Roadblocks and how can the Board help
- Review Icebox Items for visibility; can table or keep as Old Business for next month. (Erin)
 - o RV Spots and Pump Out 2025 goal setting
 - o Storage Needs and Existing Shed in Yard icebox because we melting; table until 9/1
 - o Pavilion repair and update punt to 2025 goal setting conversation
 - Collections agency let's engage Les on this in new business starting sept and Management Company - icebox
 - Pecan Bottom Park pending SWWC after picnic area; kenny to follow up with SWWC and new business
 - Trashy Lots and Clean-Up; icebox/addressing this with violations. Kenny and Les and Charles will meet on trashy lots. July.

7:25pm: Adjournment:

Copies for Members: Unapproved Agenda

For more information on LMSOA, please go to our website at www.imsoatx.com NOTE. Open Board discussion is a crucial part of Board Meetings. Board discussion does not equal a Board decision. Board motions reflect decisions made and may be modified by subsequent Board motions if necessary.