

ORIGINAL

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

APPROVED

By Erin DATE 9/10

Date: Tuesday, June 11, 2024

Time: 6:30PM CST

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

SCANNED

By Erin DATE 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, Lyn Ploeger - Discuss unapproved Treasurer Reports for Feb-June 2024.
 - February 2024, March 2024, April 2024 - Erin made 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, Leon voted No, Lyn voted 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:
 - insurance coverage
 - credentials
 - 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 IMSOA Staff in control until required information is provided by the RC. Passed unanimously. **APPROVED**
Date: 9/10
- Audit Committee: Leon gave an update on behalf of the audit committee. Meeting 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) Got 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.
 - Road work in flight and up next
 - Violation Letters and status
 - Project status for open projects
 - Issues/Roadblocks and how can the Board help
- Review Icebox Items – for visibility; can table or keep as Old Business for next month. (Erin)
 - RV Spots and Pump Out – 2025 goal setting
 - Storage Needs and Existing Shed in Yard – Icebox because we melting; table until 9/1
 - Pavillion 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 IMSOA, please go to our website at www.imscoatx.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.

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