

Lake Medina Shores Owners Association
Monthly Board Meeting Minutes
Tuesday, November 14, 2023

Held at the Office
7100 Whartons Dock Rd., Bandera TX 78003

Updated
ORIGINAL

APPROVED
BY: 12/2/23 DATE: EM

Call to Order:

Roll Call: Chair Kenny Hagen called the meeting to order at 6:34 PM. Directors present were Treasurer, Lyn Ploeger; Secretary, Andrea Helmer and Member at Large, Leon Wehr. Director absent was Vice Chair, Erin Massey, excused.

Guests Attending: 16 members present.

Pledge of Allegiance and Prayer.

Minutes: Minutes from Monthly Board Meeting held on October 10, 2023 were read. Motion to accept the minutes as read was made by Leon Wehr, it was seconded by Lyn Ploeger, and passed. Minutes from Executive Closed Session held on October 10, 2023 were read. Motion to accept the minutes as read was made by Leon Wehr, it was seconded by Lyn Ploeger, and passed. Minutes from Closed Emergency Meeting held on October 29, 2023 were read. Motion to accept the minutes as read was made by Leon Wehr, it was seconded by Lyn Ploeger, and passed.

Approval of Agenda: Motion to add discussion on purchase of a road tamper made by Kenny Hagen, seconded by Lyn Ploeger, and passed. Motion to add "Can's for Candy" update and donations made by Andrea Helmer, seconded by Leon Wehr, and passed. Motion to approve the agenda with the 2 new motions added, made by Andrea Helmer, seconded by Leon Wehr, and passed.

Financial Report: Financial report for November 2023 was read. Motion to table acceptance of the treasurer report until "road fund" error is figured out was made by Lyn Ploeger, seconded by Kenny Hagen, and passed.

Project Manager Report: Report read by Maggie Schneider, Project Manager.

Committee Reports:

Architectural Control Committee Report: We have discussed the need for this committee to form. We have asked Mike Wolford to reach out to the community and get a date and time set up for a meeting of anyone interested in getting this committee going.

Road Committee Report: Discussion on keeping the road committee together was had. Mike Wolford will attempt to get some new recruits on this committee. There was a member who stepped up at the meeting to assist Mike on getting the committee back involved.

Successes Since Last Meeting:

1. Our website is now up and running and our "pay now" button is active! Please visit our website at www.LMSOATX.com for up to date information on what is happening with your POA.

Unfinished Business:

1. **Audit Update:** The audit has begun. We will update after this is complete. There is a need for bank statements that aren't available online. Lyn and Leon will work to get this to the auditor ASAP.

2. **Legal Updates:** There are no updates.

3. Security Update: We are continuing to update our security and with our new maintenance person and Lyn, along with acquiring wifi at the locations needed. This should be taken care of by EOY.

4. Bathroom Facelift Update: Bathrooms are 99% done. Gutters have been hung on the pool side of the building to help with water issues. An issue with mold was discussed. There has been a mold test done. A motion to close the bathrooms until further notice was made by Kenny Hagen, seconded by Leon Wehr, and passed.

5. Main Building Update: We are looking at giving the main building a facelift and we have chosen some colors. Please take a look if you would like input. The numbers are painted in different colors and vote ~~on our website! www.LMSOATX.com~~ by emailing the office lmsoa@yahoo.com ^{12/1/23} _{EM}

New Business:

1. Review and adopt Document Policies:

a. Incident Reporting Policy & Checklist: Motion to adopt policy as written was made by Andrea Helmer, seconded by Leon Wehr, and passed.

b. LMSOA Parks and Greenbelt Policy: Motion to table this policy adoption until further discussion is had was made by Lyn Ploeger, seconded by Andrea Helmer, and passed.

c. LMSOA Main Bathroom Policy: Motion to table this policy adoption until further discussion is had up to 1 week was made by Lyn Ploeger, seconded by Leon Wehr, and passed.

d. Volunteer Policy; Release and Waiver of Liability; Checklist: Motion to adopt this policy as written was made by Lyn Ploeger, seconded by Andrea Helmer, and passed.

2. Fence at Brush/Burn Site: Motion to table until we have more information from property owners was made by Lyn Ploeger, seconded by Andrea Helmer, and passed.

3. Don't Mess with Bandera/Community Clean-up Efforts: The community is working with Don't Mess with Bandera to clean up yards of the elderly and disabled. A motion to place a 40 yard dumpster at our dump site for dates of November 29-December 13, 2023 for housing purposes only was made by Andrea Helmer, seconded by Kenny Hagen, and passed. They will work with the office on when the dump will need to be accessed.

4. Volunteers: There will be a form required for volunteers to sign prior to volunteering.

5. Implement Office Log: Motion to implement office log was made by Andrea Helmer, seconded by Kenny Hagen, Leon Wehr voted for and Lyn Ploeger voted against. Motion was passed.

6. Holiday Office Closure: The office will be closed Thursday & Friday for Thanksgiving. A motion to make a Holiday Closure Schedule beginning 2024 was made by Lyn Ploeger, seconded by Andrea Helmer, and passed.

7. Tamper Purchase: Motion to table the purchase of a tamper until more research is done was made by Lyn Ploeger, seconded by Kenny Hagen, and passed.

8. "Cans for Candy" Updates: "Haunt on the Terrace" was put on for the community with donations from the cans money. There was a donation to LMSOA for \$100. Also a signed letter was given to LMSOA from Mr. Emmitt that he does not want the cans back. "Cans for Candy" will stay and monies will be put back into the community for events for the kids. Please donate your aluminum drinking cans to the bin at the dump.

Adjournment: Motion to adjourn monthly meeting at 8:18 PM was made by Andrea Helmer, seconded by Lyn Ploeger, and passed.

Andrea Helmer, Secretary
LMSOA Board of Directors
Lake Medina Shores Owners Association

APPROVED

BY: EM DATE: 12/1/23