

Lake Medina Shores Owners Association
Special Board Meeting Minutes
Sunday, November 19, 2023

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

APPROVED

BY: EM DATE: 12/1/23

Call to Order:

Roll Call: Chair, Kenny Hagen called meeting to order at 12:04 PM. Directors present were Vice Chair, Erin Massey; Treasurer, Lyn Ploeger; Secretary, Andrea Helmer and Member at Large, Leon Wehr.

Guests Attending: 16 Members present

Pledge of Allegiance and Prayers

Approval of Agenda: Motion to approve agenda as written was made by Erin Massey, seconded by Leon Wehr, and passed.

Unfinished Business:

- 1. November Treasurers Report:** Motion to correct the clerical error for the \$0.00 in road fund to be corrected with 25% add updated and correction attached to the November report was made by Erin Massey, seconded by Leon Wehr, and passed.
- 2. Bathroom Renovation/Closure:** The bathrooms will remain closed until the mold test results come in. If this is not resolved we will look into getting an air quality test done.
- 3. By-Laws Update and Filing with County:** By-laws have been updated with the new laws and change to quarterly Membership Meetings. These will be filed by January 2024.

New Business:

- 1. Purchase Foreclosure Property:** It was brought to our attention that a road parcel owned by Great Southern Realty was going up for auction due to non-payment of taxes. This is a road that LMSOA has been using and maintaining for many years. The board discussed what we should do and also reached out to our attorney for what our options were. A motion to bid on property up to \$7,000 to purchase road parcel was made by Kenny Hagen, seconded by Erin Massey, and passed. The property was then auctioned off by the County of Bandera. We were able to purchase the piece of land for the amount of \$3,509, which was the back taxes owed.
- 2. Staffing:** We are looking at optimizing our staffing and continue to stay transparent on how we are operating. Updates are being made and added in regard to policies.

Adjournment: A motion to adjourn to an Executive Closed Session was made at 12:39 PM by Lyn Ploeger, was seconded by Leon Wehr, and passed.

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