

BY: _____ DATE: _____

SCANNED
DATE: 5/3/24

**LMSOA Board of Directors
Monthly Board Meeting Minutes – March 2024**

Date: Tuesday, March 12, 2024
Time: 6:30PM CST
Location: 7100 Whartons Dock Rd., Bandera, TX 78003

APPROVED
DATE: 4/10

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**

Chair Comments: Thank you for joining us. We want to thank everyone who attended the General Membership Meeting in February. It went smoothly overall. We would like to remind attendees to refrain from interruptions so we can have the most pleasant and effective meeting possible.

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

- **Approve Agenda:** Motion to approve this March Monthly Board Meeting agenda.
- **Approve Minutes:** Read and approve February Monthly Board Meeting Minutes from 2/10/24. Reminder that General Membership Minutes from 2/10/24 will be read and approved at the next General Membership Meeting.

Reports (15 min):

Financial Report (5 minutes): Treasurer, Lyn Ploeger

- Lyn read numbers in lieu of an actual report due to system issues. Motion made by Erin to not approved until next meeting, passed unanimously.

Project Managers Report (9 minutes): Project Manager, Maggie Schneider

- Updates on active projects only, general announcements shall be moved to website www.lmsoatx.com
- Maggie read project report attached.

Committee Reports: (1 min.)

- Architectural Control Committee Report: None at this time.
- Road Committee Report: Mike Wolford read report.

7:00pm-8:00pm

Old Business: (40 min)

- Security Wi-Fi + Cameras – Target completion by 2/2024. **(Lyn, Kenny)**
 - BEC to provide router in building (Maggie)
 - Security cameras (Lyn and Kenny)
 - Router mailroom (Kenny)
 - Pool Updates **(Lyn)**
 - Refer to Project Manager Report leak repair is 3/15.
 - Opening May 3 target date
 - Main Building - Exterior needs repair. One bid at ~2500 for all the rotted areas and fascia. Attempted to contact J. Keltner several times at member request and never heard back. Will proceed with quotes from other vendors as needed. Considering new maintenance person who could do at cost. **(Kenny)**
 - LMSOA Maintenance Person to repair at cost by mid-March.
 - 2024 Budget to review and approve **(Lyn)**
 - Thorough discussion on budget, changes proposed treasure to make changes and summarize changes by 3/15 and email to the Board. *motion to table approval until emailed all answers to change*
 - 2024 LMSOA Goal Setting – when to do? **(Erin)**
 - Why don't we just carryover remaining from 2023 and call it good. Motion to carryover made and passed unanimously.
 - Road Plan and Schedule - Update on proposed Road Committee structure; roles and responsibilities for 2024 Road Project **(Erin)**
 - Refer to Road Committee Report. Leon and I are serving as Board Member liaison on the Committee. To reiterate, all decisions run through Project Manager and Board.
- Ad*

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APPROVED E.A.P.

- Dues statements and collections (Erin)
 - Discussion of sending people to collections for non-payment of dues because it is not fair that people do not pay when others do pay. We will table this for future meetings.

New Business: (20 min)

- Additional financial review for years 2018-2020 (Leon)
 - Motion to audit was made and passed in 2021 General Membership Meeting and this Board wants to honor this motion.
 - Leon read the attached statement requesting formation of an Audit Committee through end of 2024 for coordination of CPA audit of 2018, 2019, 2020.
 - Member comments were as follows:
 - why audit that far back? Do we have to?
 - Can we post more stuff online?
- Tamper Purchase – contingent on road list and scheduled plan for use.
 - RC and Maggie to partner on selection of best tamper.
- Member request for streetlight (Leon)
 - LMSOA does not provide streetlights.

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BY Jun DATE 5/3/24

Walk-Ons

- Pool Policy will be implemented when we open the pool.
- Paint Color - Voting has been open for over 3 months. Color will be decided before April painting.
- Financial Review 2022-2023 (Lisa Poletti)
 - Clerical errors flagged in the Road Fund Account Detail. Met with Lisa Poletti to review and correct on 3/8. Corrections have been made. Updated report is printed out and will be posted online in the next week or two.

8:00pm Adjournment:

Copies for Members: *Unapproved Treasurer Report; Unapproved Agenda; Unapproved 2024 Budget*

UNOFFICIAL NOT APPROVED

3yr Audit Read by Leonw. 3/12/24

SCANNED

BY JAN DATE 5/13/24

" At the February 13, 2021 GM meeting a motion was made to do an audit of the LMSOA books from 2018 to 2020 by a CPA." The current board wants to honor this motion, however it has come to the attention of the current board no matter what CPA would be hired by this board certain people would still say that the CPA is only saying what the current board wants them to say. Therefore the current board wants to establish an audit committee to serve through the end of this year. This committee would be made up of three or four people from the membership to find a CPA that is certified through the Texas State Board of Public Accountancy with no personal or business relationship with LMSOA, the Board or the committee. The board would like to have the members who are critics of the board on this audit committee. Committee members must be current with their dues.

There is a sign up sheet at this meeting, the sign up sheet will be available in the office during office hours until end of day Tuesday, 3/19. The board will choose one person from the list and that person will choose other persons who will be on the audit committee. If only one person signs up, the board will allow that person to search for 3 CPAs and obtain their bids in writing. Members of the board will sit down with the audit committee and choose one of the CPAs from the bids provided in writing. The audit committee shall keep a list of those contacted and contact as many as they can to secure 3 bids. If no members sign up the board will then proceed to find an appropriate CPA. If the committee does not submit bids before August 1, 2024, the board will then proceed to find an appropriate CPA.

The Board will post this statement online on our website and that link can be reposted on Facebook. To avoid misinformation, we ask that people direct others to our website ONLY as the source of truth on this matter.