

APPROVED
BY: EM DATE: 3/12
Approved
3/12

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

Date: Sat. 2/10/24
Time: 9:30am CST

Location: The Pavilion at 191 Lakeside Drive, Bandera, TX 78003

Call to Order: Chairman, Kenny Hagen: (3 min)

- **Roll Call:** Chair called meeting to order just after 9:30am. All Board Members were present as follows:
 - Kenny Hagen, Chairman
 - Erin Massey, Acting Secretary
 - Lyn Ploeger, Treasurer
 - Leon Wehr, Member at Large
- **Guests Attending & Sign-In Sheet** is attached to these Minutes.
- **Pledge of Allegiance and Prayer**

Chair Comments: We will keep this meeting moving and address larger items in the GM Meeting at 10am.

Minutes & Agenda: Acting Secretary, Erin Massey (2 min):

- **Approve Agenda:** Motion to approve this Feb Monthly Board agenda was made and passed unanimously.
- **Approve Minutes:** Read and approve January Monthly Board Meeting Minutes from 1/9/24. Motion to approve was made and passed unanimously.

Reports (5 min): To be covered at General Membership Meeting

Old Business: (20 min)

- Security Wi-Fi + Cameras – Target completion by 2/2024. **(Lyn, Kenny)** No new updates. Waiting on repeater and figuring out installation plans. Kenny and Lyn to follow up and have update at March Monthly.
- Professional Financial Review – Share results at 2/2024 GM Meeting. **(Erin)**
- Lawsuits – Status update to be shared at General Membership Meeting. **(Erin)**
- Pool Updates – Need to hire American Leak to fix the newly discovered second leak that was previously unknown. Trip fee and discovery covered under warranty w/ no charge. Bid for work to fix second leak is between \$2500-\$3500 and includes retesting all lines. Motion made to hire American Leak to fix second leak was made and passed unanimously.
- Main Building - Exterior siding, fascia, and trim is significantly rotting in several areas throughout the main building's exterior. It must be addressed. We have one quote at approximately \$2500. We are obtaining two other bids. **(Kenny)**
- 2024 Budget Planning and YE Close of Books + Templates **(Lyn)** Board discussed when we can review and approve this budget. Board Members asked for more information and time to review and will add this to agenda for March Monthly Board Meeting.
- 2024 LMSOA Goal Setting (Renamed "Goals" from "Strategic Plan") **(Erin)**
 - Need a closed session to finish 2024 planning. Will try to schedule soon.
 - Status of 2023 Goals and carryovers at General Membership Meeting
- Dues statements and collections 2024 and past **(Erin)**
 - How to proceed? Does a specific Board Member want to partner w/ Office? Management company? Discussion followed with no decisions made other than keeping this on the agendas for subsequent meetings.
- Road Plan and Schedule **(Erin)**
 - Share 2024 Plan Outline at General Membership Meeting
 - Erin mentioned that she will begin working on Road Committee structure; roles and responsibilities for 2024 Road Projects in partnership with Project Manager, Staff, Board, and Road Committee.

New Business: (1 min)

- No new business.

Adjournment: Motion to adjourn was made and passed unanimously at about 3 min. to 10am.