

Highlights from the POA Board Meeting June 23, 2025
“Reimagining Together”

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Deta Rogillio made the following announcements:**
 - Employee of the Month – Alyssa Wilson, POA Office Staff
 - Trustee Jo Matthew gave an update on the pool project and the bath/fitness building

Reports:

- **Access Control:**

Trustee Deta Rogillio announced the Access Control statistics for June were: Logged in 2,399 vehicles for the POA, 774 contractors, 145 guests to Marina Village and 315 guests to the Country Club. For the year 2025, there have been 26,257 individuals checked in for the POA, 9030 contractors, 1,108 for Marina Village, and 3,224 for the Pro Shop. Gate Sentry is up to 70% usage by the property owners.

- **ACC Report:**

Chairperson George Gallagher reported for June: 3 additions/improvements, 2 propane tank screenings and 1 denial.

- **Maintenance Report:**

Chris Williams reported that weekly trash continues to run smoothly. Heavy haul drop off totaled 60 yards. Roadside mowing continues and cleans up storm debris as needed. Repainted the 19th Hole ceiling. Replaced lights in the boat stalls and put up new boat dock markers. Dam spillway was cleaned out and removed 13 dead trees from POA property. Assisted the pro-shop with locating sewer and water connections for the pool and bath/fitness projects. Current drainage projects are in process or will soon begin. Removed lake debris from POA office and boat ramp.

- **Budget Report:**

Trustee Rick Renfro reported the association ended May 2025 with approximately \$2,075,506 in liquid assets. The total Association operating income for the month of May was \$306,816 and was better than the budget by \$62,197. Our total operating expense was \$339,758 and was \$32,477 better than the budget. The total net income for the month of May was \$94,675 better than the budget. The net year to date income is \$240,287 better than the budget. Total payroll expense for the entire association was under budget for the month of May. The overall financial performance for the month of May was very strong and the year-to-date performance continues to be strong as well.

- **Deed Violations Report:**

14 Corrected, 26 new violations, 9 legal or Public Nuisance and 55 open violations

- **Country Club Committee Report:**

Trustee Susan Keel stated the committee was concerned about how the tips in the 19th hole were being paid out and the process was explained by community manager Brad Burkeen.

Reported there was some concern over the quality of the wine being served and Trista was looking into other distributors. The committee is ordering a stamp to be used to advertise the 19th Hole on the back of the access gate guest hangers.

- **Strategic Planning Committee Report:**

Trustee Ron Auvenshine reports the committee is in the process of evaluating the results from the latest survey covering communication. The committee is planning a meeting in late July or early August to share the results with the property owners. Their goal is to help determine the best source for POA and community information. They will soon begin working on the “Marketing” Committee structure.

Items for Ratification: None

Items for Consideration:

- **Budget Committee**

- Recommended to close the Sunflower Bank account and move it to another bank. *This was approved.*
- Recommended purchase of 39 surveillance cameras at a cost of \$5,500. *This was approved.*
- Recommended accepting the offer on property 11-13-02 with a payment of \$9,000. *This was approved.*

- **Country Club Committee**

- Recommended to stop single issued check for employee card tips and issue each employee their earned tips *No vote was taken as the process was explained.*
- Recommended hosting a wine tasting fundraiser to allow input by consumers for the 19th Hole. *No vote was taken as this needed further research.*
- Recommended the 19th Hole to have a trial period of extended 19th Hole hours until the end of October. *This was approved.*

The next Board Meeting is Monday July 28, 2025.

Property Owners comments/questions at the meeting addressed the following topics:

- A property owner asked that the light fixture at the access control building be repaired. *Maintenance will address this.*
- Suggestion from a resident that the old fitness center room be considered to be used for activity groups such as yoga, exercise groups, etc. *The POA will take this into consideration as they determine the future use of this room.*
- Suggestion was made to consider a cork fee charge to be used for the 19th Hole and Dining area. *This will have to be looked into according to our TABC license.*
- A property owner asked if the new Communications Source will address negative comments found on social media. *This is not in the scope of the committee.*
- A request was made to clean up the interior lakes and to keep the areas around them mowed. *The board requested maintenance to take a look at this and to work to clean the areas in which they are able to mow.*
- A resident inquired about additional trash bags being put inside the garbage can but could not shut the lid, will it still be taken? *Occasionally if this occurs, the maintenance workers will take the trash bags. However, if it occurs routinely, the resident needs to either purchase a large garage can or an additional one.*
- Appreciation was voiced for the 19th Hole extended hours.
- A property owner shared concern over gunshots being fired late at night. *This was determined the activity is not happening on POA property and suggested he contact law enforcement.*
- A request was made to ask Access Control to give the statistics showing how many people are turned away at the gate. *This will be looked into to see if that statistic can be determined.*