

**Callender Lake Property Owners' Improvement Association
Five Year Plan
January, 2009
C. A. Cockrell, President
Eddie Hueston, Vice-President
Becky Sossamon, Secretary
Mary Keith, Treasurer
John Bradfield, Director
Terry McBurney, Director
James Sarver, Director
Ray Viana, Director
Steve Winkle, Director**

Executive Summary:

The Callender Lake Property Owners' Improvement Association (CLPOIA) Board of Directors (BOD) originally examined documents and the existing state of affairs and property during the 2004 business year. Building on that base and continuing to listen to concerns of the property owners, we have developed our 2009-2013 5-Year Plan.

We realize that it seems that obtaining volunteer time to do some of the tasks, traditionally provided in the past free of charge, may begin to enter the budget line items as time goes on. Taking this into account along with the increasing costs to manage the properties, the BOD feels the community is due a comprehensive 5 year plan that addresses the Community's needs in a realistic, and yet, all-inclusive, efficient, and logical manner as these costs continue to escalate. The Directors will continue to investigate the most cost effective means to deliver goods and services to the community. The Directors will continue to prioritize projects with input from the community. We welcome that input at our regular BOD meetings or through *signed* letters to the Board.

The three major projects for 2009 are the Dam, Roads, and Adoption of New Restrictions. The future projects that are identified may or may not be funded as monies are available to the Association and property owners make their wishes known to the Directors.

MISSION STATEMENT

IN ITS CIVIC AND RECREATIONAL ROLES, THE MISSION OF THE CALLENDER LAKE PROPERTY OWNERS' IMPROVEMENT ASSOCIATION (CLPOIA) IS TO RENDER CONSTRUCTIVE CIVIC SERVICES FOR THE PROMOTION OF THE SOCIAL WELFARE OF THE COMMUNITY AND OF THE RESIDENTS OF THE CLPOIA SUBDIVISION, TO INSTILL CIVIC CONSCIOUSNESS BY MEANS OF ACTIVE PARTICIPATION IN CONSTRUCTIVE PROJECTS WHICH WILL IMPROVE THE COMMUNITY AND TO ACQUIRE, MAINTAIN, AND OPERATE FUNDS AND PROPERTIES FOR COMMUNITY SERVICES AND RECREATIONAL FACILITIES.

IN ITS MANAGEMENT AND LEADERSHIP ROLES, IT IS THE MISSION OF THE CLPOIA TO CREATE A UNITED COMMUNITY AND PROVIDE A FORUM FOR THE EXCHANGE OF INFORMATION TO BETTER PRESERVE AND ENRICH OUR COMMUNITY, TO EQUALLY REPRESENT ALL PROPERTY OWNERS, AND TO HELP PRESERVE THE CONSTITUTIONAL AND LEGAL RIGHTS OF THE CLPOIA PROPERTY OWNERS BY
CLPOIA 5 Year Plan

ENSURING THAT THE ASSOCIATION FULFILLS ITS LEGAL AND FINANCIAL RESPONSIBILITIES BY ADHERING TO AND COMPLYING WITH ALL AUTHORIZED GOVERNING DOCUMENTS.

The above Mission Statement was approved by the CLPOIA Board of Directors in an open monthly meeting on February 14, 2004.

CLPOIA OBJECTIVES

Objective One: To improve the common areas or property of Callender Lake

Goal One: Repair of the Dam

Year	Item
2009	Consider relocating dumpster area
	Continue dam maintenance to include mowing, tree inspection, and animal control
	Repair the dam as directed by TCEQ & Velvin & Weeks Engineering Firm
2010	Continued maintenance of dam in compliance with state of TX
2011	Continued maintenance of dam in compliance with state of TX
2012	Continued maintenance of dam in compliance with state of TX
2013	Continued maintenance of dam in compliance with state of TX

Goal Two: Management of the Lake and Vegetation in and around the Lake

Year	Item
2009	Consider contract for continued Management plan
2010	Consider contract for continued Management plan
2011	Consider contract for continued Management plan
2012	Consider contract for continued Management plan
2013	Consider contract for continued Management plan

Goal Three: Repair of the Roads/General Maintenance.

Year	Item
2009	Develop comprehensive plan for road repair to address deterioration of roads
2010	Identify Roads for Repair for Fiscal Year
2011	Identify Roads for Repair for Fiscal Year
2012	Identify Roads for Repair for Fiscal Year
2013	Identify Roads for Repair for Fiscal Year

Goal Four: Replacement of Street Signs and Traffic Signs

Year	Item
2009	Reevaluate vandalism to street signs
2010	Reevaluate vandalism to street signs
2011	Reevaluate vandalism to street signs
2012	Reevaluate vandalism to street signs
2013	Reevaluate vandalism to street signs

Goal Five: Maintenance and improvement to the CLPOIA Community Center, surrounding areas and other common areas.

Year	Item
2009	Mow common area grass every week during the growing season.
	Higher degree of <i>Main Entrance Maintenance</i> to include landscaping & irrigation with a <i>maintenance fund</i> .
	Purchase a zero-turn lawn mower.
	Shore up the hill behind the Community Center.
	Determine feasibility of building a weather-proof school bus stop in the area across from the Community Center for school children access.
2010	Determine any additional maintenance to the Community Center, surrounding area or other common areas
	Set Community Clean-Up Day(s) for Common Area Clean-Up.
	Mow common area grass every week during the growing season.
	Higher degree of <i>Main Entrance Maintenance</i> to include landscaping & irrigation with a <i>maintenance fund</i> .
	Purchase a small back hoe.
2011	Determine need for upkeep and / or additional storage facilities.
	Determine feasibility of building a picnic pavilion for community use.
	Determine any additional maintenance to the Community Center, surrounding area or other common areas
	Mow common area grass every week during the growing season.
	Higher degree of <i>Main Entrance Maintenance</i> to include landscaping & irrigation with a <i>maintenance fund</i> .
2012	General Maintenance of Community
	Determine any additional maintenance to the Community Center, surrounding area or other common areas
	Mow common area grass every week during the growing season.
	Higher degree of <i>Main Entrance Maintenance</i> to include landscaping & irrigation with a <i>maintenance fund</i> .
	General Maintenance of Community
2013	Determine any additional maintenance to the Community Center, surrounding area or other common areas
	Mow common area grass every week during the growing season.
	Higher degree of <i>Main Entrance Maintenance</i> to include landscaping & irrigation with a <i>maintenance fund</i> .
	General Maintenance of Community
	Determine any additional maintenance to the Community Center, surrounding area or other common areas

Goal Six: Maintenance and improvement to the CLOPIA Swim Area.

Year	Item
2009	General Maintenance.
2010	General Maintenance.
2011	General Maintenance.
2012	General Maintenance.
2013	General Maintenance.

Goal Seven: Children's Playground and Fishing Pier

Year	Item
2009	Possible replacement or addition of play equipment. Improvements to Children's Park Fishing Pier to include a cover and improved Walkway Added Sprinkler System and other amenities to Children's Park (Carried over from 2008)
2010	General Maintenance.
2011	General Maintenance.
2012	General Maintenance.
2013	General Maintenance.

Goal Eight: Foster Community Spirit and Fellowship

Year	Item
2009	Continue to develop and plan activities for the community and encourage attendance to these activities by those who haven't attended previously.
2010	Continue to develop and plan activities for the community and encourage attendance to these activities by those who haven't attended previously.
2011	Continue to develop and plan activities for the community and encourage attendance to these activities by those who haven't attended previously.
2012	TBD
2013	TBD

Objective Two: Organizational Procedures**Goal One: Response to Community**

Year	Item
2009	Consider term limit for Board President in order to keep a fresh look to the board, keep issues/ideas/plans etc. operating under the leadership and voice of a board rather than risking the board being seen as a single individual.
	Set up an adoption program for specific public needs that cannot be funded within the operating budget (public areas, flowerbeds, games for the parks such as tether ball, horseshoes, etc.) Needs could be functional, recreational, maintenance, community center improvements
	Development of fees for <i>Illegal Dumping</i>
	Report findings of Incorporation Committee to the CLPOIA members
	Revisit Restrictions (In Process)

2010	Revisit By-Laws
2011	Address issues not yet accomplished under this objective
2012	Address issues not yet accomplished under this objective
2013	Address issues not yet accomplished under this objective
	Address issues not yet accomplished under this objective

Agreement of 5 Year Plan Attested to by:

Ed Lockell 3-14-09
 President Date

D. Preston 4-11-09
 Vice President Date

Mary Keith 3-14-09
 Treasurer Date

Becky Smacon 3-14-09
 Secretary Date

[Signature] 3/14/09
 Director Date

[Signature] 3-14-09
 Director Date

[Signature] 3-14-09
 Director Date

[Signature] 3/26/09
 Director Date

[Signature] 4/11/09
 Director Date