

**Monthly Board Meeting Minutes
Callender Lake Property Owners Improvement Association
Saturday, January 12, 2019**

The CLPOIA Board meeting was called to order by President Rusty Rowe at 1:00PM in the Callender Lake Community Center with 28 guests in attendance.

The invocation was given by Mr. Rusty Rowe. All attendees voiced the Pledge of Allegiance.

Opening Comments made by Mr. Rowe was that Santa visited us at the community center this year. It looks like our community center received a new Sanyo TV and an ONN DVD player were left under the Christmas tree by Santa. We as a board and community would really like to thank Santa for these wonderful gifts. The old units will be taken to the Athens Resale Shop as a donation item. Our in-house resale shop doesn't accept these items.

Board Members Attendance – Eight board members were present. One board member had an excused absence.

Approval of Agenda – Secretary Trisha Kirkes made a motion to accept the agenda as published. It was seconded by Vice-President Alisa Monroe. With no further discussion the vote was taken and the motion passed unanimously.

OFFICER'S REPORTS

President's Report: Mr. Rowe stated no report.

Vice President's Report: Ms. Monroe stated no report

Secretary's Report: Ms. Kirkes stated that the minutes from the December 2018 Board meeting were circulated via email and published on the website with copies also available in the office. If there are no changes or corrections, I move that these minutes be accepted and filed for record. The motion was seconded by Director Jeff Smith. Mr. Rowe asked if there was any discussion. With there being no further discussion. Motion passed unanimously.

Treasurer's Report: Treasurer Mark Swoverland reported since our last meeting we have closed our savings account and moved the money to our checking. We have opened a CD yielding 1.4% and a Money Market account yielding .35%. We are trying to manage our money in the best way possible for the community to get the highest yields possible. As of today, we have 25k in the CD and 100k in the money market account. We also have about 85k in the checking account. We are in the process of converting from a physical year to a calendar year budget. Mr. Swoverland made a motion to extend the budget for 4 months. It was seconded by Ms. Monroe. Mr. Rowe asked for discussion.

In the terms of budget how do you come up with the numbers? We will be using the numbers from September 2018 to December 2018 numbers. We will increment up for inflation and leave the revenue the same.

Is there a tax implication for changing the budget? No, we already file our taxes on the calendar year, so this will simplify things.

So, the CD has a minimum amount that we can withdraw on without penalty? Yes, the CD was open with a \$1000.00 and we can't touch that initial \$1000.00.

Is there a minimum on that CD? Yes, it is a year CD. My goal is to eventually get 2 months' worth of expenditure in the checking account. We spend roughly 12 to 15 thousand a month. We can move money out of the money market account 6 times a month without penalty.

Mr. Rowe called for a vote and the motion passed unanimously.

Mr. Swoverland stated lastly that you will notice that the year to date is missing from this report. We had an issue with the conversion. Next month we will have year to date and the 12-month budget to report. End of report.

STANDING COMMITTEE REPORTS

Recreation: Director Rulaine Harris stated that the recreation committee took the month off. They removed the community center decoration on January 2nd. We are trying to recuperate from the busy month of December. End of report.

Maintenance

Public Areas: Mr. Smith reported that the entrance lights were replaced with LED lights. This will correct the problem of the lights tripping the breaker every so often. Also, both sides of the Callender Lake sign will now have white lights shining on it, instead of white on one side and yellow on the other. Thank you to Rulaine Harris for overseeing this.

At the last board meeting a resident stated that he thought the entrances to the Children's Park were too narrow. Public Areas Committee took this request under consideration and the north entrance to the Children's Park has been widened to 36". Thank you to Matt Palazzetti and his sons for getting this done.

Doug Ferris has been in the hospital having an ulcer taken care of. He was released yesterday and is doing better.

There were not enough members present for a quorum at the Public Areas meeting for January so no official meeting was held. End of Report

Community Center: Ms. Kirkes stated no report.

Beautification: Ms. Kirkes stated no report

Roads: Ms. Harris stated again that Doug is out ill. Dan Peden and John Ellerbe filled potholes on Longshadow this week. We believe the damage was primarily due to the rains we have received. End of report.

Architectural Control: Mr. Rowe reported the ACC met on January 5, 2019. Three permits were presented and approved. The committee wanted to make sure the community knows that any construction needs to have a permit. Not all building projects are fee based but you do need to have a permit. Mr. Rowe reminded the community that no loose dogs are permitted in our community. Please fence in or leash your animals. The ACC is in charge of fining for the loose animals. End of report.

Publicity: Ms. Kirkes reported the following:

December website visitors: 991 visits by 741 unique visitors. Average of 3 pages per visit.

Mailing list: we're up to 289 subscribers. You can join the list by subscribing on the website callenderlake.info. Look for the signup form in the sidebar.

Email blasts: 5 sent, 45% open rate

Real Estate: There are a lot of homes and lots for sale in the community that aren't listed on the website. This is a free service. Add your listing at <http://www.callenderlake.info/real-estate-listing-form/> End of report.

Audit: Ms. Monroe stated no report.

Security and Fire: Director David Campbell reported the following:

January 2019 Security report.

While we are not finished with the camera installs, we are getting close. We have had people in the community that have purchased and are donating additional cameras that have or will be added to the system.

I want to personally thank Dwayne and Rulaine Harris for their tireless efforts. The camera project could not be completed without their expertise.

These are the 4th quarter reported issues. We are sure that we have had additional issues that go unreported. We encourage everyone who observes criminal or suspicious activity to call the Sheriff's department and make an official report. If the event is not documented, then it didn't officially happen. Documentation is the key to getting more patrols through our neighborhood. We are aware of the following events.

	Q4 2018
Noise	1
Disturbance	0
Speeding	10
Dumpster Diving	3
Attempted break-ins	0
Vandalism	18
Drugs	5
Trespassing	6
Assault	0
Law enforcement contacted	1
Illegal dumping	25
Dogs	30

Again, if you see something say something. End of report.

Fish and Wildlife: Director Matt Palazzetti stated that the Fish & Wildlife committee will be meeting immediately following this meeting. We will be going over our goals for this year. End of report.

Sanitation: Mr. Palazzetti stated no report.

Nominating: Ms. Monroe stated no report.

Resale: Ms. Harris stated no report.

Library: Mr. Smith stated that the Library Committee did not meet in December. Their next meeting will be this Thursday 1/17/19 at 9:00am. End of Report

Dam: Mr. Palazzetti stated on Sunday, December 16, at 2:00 pm, Dan Peden and Eddie Hueston walked the length of the Callender Lake dam. Most notable observation was damage caused by hogs digging on both sides and the top of the dam. This was more extensive than rooting seen on previous inspections over the last two years. We recommend mowing the downstream slope to better inspect possible damage.

On Saturday January 01/12/2019, three members of HHPOIA and three from CLPOIA walked the length of the Callender Lake dam, on a clear cool day with the following observations:

Damage to the grass cover on both slopes apparently from wild hogs. Some damage appeared at least one month old, but approximately 30% appeared to be within the past week.

Areas surrounding the lakeside intake drainage structure had been cleaned of weeds and debris by maintenance staff from Hickory Hills. Water was flowing freely as designed.

An estimate for mowing the downstream slope of the dam will be obtained within 10 days.

I wanted to do a follow up on the posts we put down at the boat launch area. Mr. Driver brought up a good point about the emergency overflow. I contacted TCEQ and they said we were compliant with no issues there.

The emergency action plan update. The county requires that if there is a dam breach or the possibility of a dam breach, we contact their office of emergency of preparedness. That would then trigger them to contact other authorities and people downstream that might be in any imminent danger. We are required to do this and we are required to update this every year. We have found out that this hasn't been done in about 10 years. So, we are in the process of doing this. It may require some things that we can't do ourselves and may have to hire an engineer to do. I have been in contact with Van Zandt and Henderson Counties to see what those requirements might be. Last week I spoke with Henderson County and they suggested that our dam committee, our board, Henderson and Van Zandt county officials, and TCEQ get together to talk about the situation and what documents are going to be required to get this plan together. I have put in a request to get this set up. End of Report.

AD HOC COMMITTEE REPORTS

Boat Storage: Mr. Rowe stated that Ken Petty and committee continue to clean up that area.

Restrictions: Mr. Rowe stated no report.

Legal: Mr. Rowe stated no report.

Financial Committee: Mr. Swoverland stated that we appreciate annual dues being paid on time! Lien and foreclosure procedures will begin on February 2. Please pay in full or set up a monthly payment plan (MFIP) to avoid a late penalty. Property owners that defaulted on their last MFIP will need to pay their dues in full. They also have the MFIP report for 2018.

Final 2018 status for the MFIP Payment option:

30 MFIPs were written for the 2018 dues payment period

* 28 were fully paid off on time

* 2 were cancelled due to repeated delinquent/late payments which resulted in both being ineligible for use of the MFIP Payment option for a period of 1 year.

(important note: beginning with our 2019 dues payment period, the penalty for delinquent/late payments, causing cancellation of an MFIP, now carries a 2-year ineligibility period of use of the MFIP Payment option.) End of report.

NEW BUSINESS

- A. Nomination of new committee members.
 - 1. Ms. Harris made a motion to nominate Blanca Barrett to the Resale committee. It was seconded by Ms. Kirkes. Mr. Rowe asked for discussion. The motion passed unanimously.

OLD BUSINESS

- A. Security Fines. The security committee came up with a fine structure and it was approved

Mr. Campbell made a motion to assess the following:

A \$250 fine will be assessed for the following violations:

Tailgating

Trespassing

Property damage (fine plus cost of repair / replacement)

Illegal dumping including bringing trash from outside the neighborhood.

Tampering with the gate

Speeding.

It was seconded by Ms. Monroe. Mr. Rowe asked for discussion.

Mr. Smith asked on the fines is that for each occurrence? Yes, it will be \$250.00 per occurrence. We plan on sending a letter warning you if your kids are speeding down the road to hopefully get it stopped before we get the fine implemented.

Mr. Campbell said that the violation must be caught on video or 2 or more witnesses who can provide an affidavit of fact to the committee. So, it's not going to be a situation where you call up and say so and so is doing this or that but I don't want to get involved. It's going to be a very open process and we are going to have everything documented.

Mr. Rowe asked if this will negate getting the sheriff involved? No, if we get video of a criminal activity that will be turned over to the sheriff's department.

Mr. Rowe stated that normally we do the questions at the end but since we are taking a vote on this fine policy, we will be taking questions on this subject at this time.

Guest stated that he wanted to know the violations again. Illegal Dumping, Speeding, Trespassing, Tailgating, and Tampering with the gate (Property Damage).

Guest asked about the online incident reports that have been filled out. So, if you have three people signing an affidavit you don't need the incident report? Mr. Campbell stated that any documentation is helpful. If you are documenting a criminal activity, we want the sheriff's office to be notified immediately.

Guest stated that he recently had trouble at the gate and his card wasn't working? I eventually get out of my car and see what is wrong with the gate. Someone came out of the guard shack and threatened me with a fine for tampering with the gate. I want to know who I call since the office is closed most of the time and if I come up to the gate and my card doesn't work? There are numbers posted on the guard shack door.

Guest asked if we can tie loss of gate card usage to the fines? Yes, it will be tied just like the ACC fines.

Mr. Palazzetti asked if we are going to post these violations and fine fees somewhere? How are people going to know about this? It will be in the lake lines and the minutes of this meeting. We will also put signs up in regards to the violations.

Guest stated you need to have proof on some of this. Again, there is a small percentage of households that continue to commit these violations over and over again. You won't be able to get mad at your neighbor and file charges. There will have to be video evidence or at least 2 or more people signing an affidavit of fact (if needed) to the driving behavior. We will not fine for speeding based on "anonymous tips".

Guest asked for the accountability of the fine itself? We will be sending a letter certified so, we can track them. This will be sent out just like the ACC fines.

Guest asked if the information will be put out there about this? Yes

Guest stated that she wanted to clarify something and said this is not a restriction.

Mr. Palazzetti asked if there will be a process where a resident can appeal the fine? Yes. A resident can appeal the violation to the Board of Directors if requested within the 30-day payment period.

Guest asked about the tailgating and how is it possible to fine someone for tailgating in our area? This is tailgating through the gate only.

Mr. Rowe then asked for a vote on the motion of the fines. The motion passed unanimously.

QUESTIONS & ANNOUNCEMENTS

- Guest asked why I need to give notice to work being done on my home to the ACC? In our restrictions it says that you need to get a permit for any construction done on your property.
- Guest stated that is a list of things you need to pay to get a permit for. That is correct. However, you need a permit whether it is for a fee or not for any construction.
- Guest stated that there was a crime out here a week ago and it wasn't mentioned in the security report. The reason it wasn't is because the sheriff's office is investigating.
- Guest asked if we have the new cameras shouldn't we have this vehicle on recording? It will be the responsibility of the CID officer in charge of the case.
- Guest stated that he wasn't pleased with the paving of the dumpster area. He went up there after the first rain we had and there was a lot of black mud that I haven't seen before. Are we going to do something about this? Yes, we will need to maintain and use our tractor to smooth the area out.
- Guest asked about the money we spent in other areas instead of spending the money on the roads? We aren't going to piece mill the road work and we can't get enough qualified bidders on small jobs. We will have to wait until we save up 50 or 60 thousand dollars to get a bigger road project completed.
- Guest stated that he thought the roads committee was doing a good job.
- Guest asked about the hit and run? She was walking on Holy Glen with her pet and she went to move her dog from the right to the left side. She was grazed and the dog was hit. She picked her dog up and went back home to Arlington. She reported it.
- Guest stated that he just bought property and asked when the property dues were due? They were due on January 1st. You can pay Salina in the office.
- Guest asked if he can go ahead and pay for his permit up front? You will need to get with the ACC committee and present your plan.
- Guest stated that as far as the public areas and the difference between the asphalt millings and the asphalt surface is that the millings will have to be maintained.
- Guest also stated that he donated 700 dollars out of his own pocket for the basketball court.
- Guest asked if part of the cameras were operational? We have eleven cameras operational.
- Guest stated that law enforcement will have access to the cameras and was wondering if we will have access to the footage? Certain members of the Security Committee and Law Enforcement will have access.
- Guest stated that he is the one with the dogs and has received a letter. I would like to know how much I owe for the fines? You should check with the office. She said to get with the board. The board won't know how much your fine is. You will have to get with the ACC committee to get the total owed.

- Guest stated that he has built a fence and 4 of the older dogs just go out front. He wants to know who is complaining about him.
- Guest stated that we don't have a dog problem in our community we have a people problem. We are trying to clean up the dog problem as best we can.

There being no further business before the Board, Ms. Monroe made a motion to adjourn. The motion was seconded by Ms. Kirkes, voted on unanimously, and the meeting was adjourned at 1:55p.m.

CLPOIA Secretary

CLPOIA President