

**Monthly Board Meeting Minutes  
Callender Lake Property Owners Improvement Association  
Saturday, February 9, 2019**

The CLPOIA Board meeting was called to order by President Rusty Rowe at 1:00PM in the Callender Lake Community Center with 25 guests in attendance.

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

Opening Comments: Mr. Rowe welcomed all guests on this cold rainy day. Thank you all for coming.

**Board Members Attendance** – Seven board members were present. Two board members had an excused absence.

**Approval of Agenda** – Secretary Trisha Kirkes made a motion to accept the agenda as published. It was seconded by Director Jeff Smith. 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:** Vice-President Alisa Monroe stated no report

**Secretary's Report:** Ms. Kirkes stated that the minutes from the January 2019 Board meeting were circulated via email and published on the website with copies also available in the office. Ms. Kirkes made a motion to correct the January minutes. We reported that the newest member of the resale committee as Blanca Bennett and it should have been Blanca Barrett. It was seconded by Ms. Monroe. If there are no more changes or corrections, I move that these minutes be accepted and filed for record. Mr. Rowe asked if there was any discussion. With there being no further discussion. Motion passed unanimously.

**Treasurer's Report:** Ms. Monroe reported that as previously mentioned, the fiscal year of the CLPOIA has been changed to a calendar year, January through December. The P & L report now reflects this change. Along with the normal Reconciliation Report, we are providing a Cash Balance Report, which now indicates the movement of community funds into a Money Market Account and a Certificate of Deposit, with balances of \$100,000 and \$25,000 as indicated. These accounts provide for a slightly higher interest rate yield and the funds may be accessed at any time if conditions warrant.

You will note at the bottom of the Cash Balance Report that a roll-forward of the cash balance has been provided indicating that at the end of the year we would have a cash balance of approximately, \$212,000. This amount is then allocated to a 6 months emergency fund of \$84,000 and is reduced by the budgeted Maintenance Fee for November and December of \$72,000, as these funds need to set aside for the 2020 calendar year. The remaining estimated balance of \$56,000 can be used for any major expenditures, such as roads or increased levels of security devices.

**Callender Lake Property Owners Improvement Association**  
**Profit & Loss Budget Performance**  
January 2019

	Jan 19	Budget	Jan 19	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Balance Transfer	0.00	0.00	0.00	0.00	0.00
4010 · MAINTENANCE FEE INCOME	47,891.00	41,439.00	47,891.00	41,439.00	159,465.00
4011 · REIMB. COURT COSTS	218.75	418.00	218.75	418.00	1,277.00
<b>4019 · SERVICE FEES</b>					
4015 · Gate Card Reactivation Fee	0.00	0.00	0.00	0.00	16.00
4016 · Convenience Fee	157.46	64.00	157.46	64.00	249.00
4017 · MF service charge	11.53	97.00	11.53	97.00	353.00
4018 · Late Payment Penalty	37.84	442.00	37.84	442.00	957.00
4020 · Returned Check Fee	0.00	2.00	0.00	2.00	3.00
4023 · Daily Violation Fee Per Day	0.00	90.00	0.00	90.00	2,217.00
<b>Total 4019 · SERVICE FEES</b>	<b>206.83</b>	<b>695.00</b>	<b>206.83</b>	<b>695.00</b>	<b>3,795.00</b>
4030 · GATE CARD LEASES	440.00	492.00	440.00	492.00	2,391.00
4070 · INTEREST INCOME	25.97	80.00	25.97	80.00	244.00
<b>4090 · SPEC. PROJECTS INCOME</b>					
4091 · Telephone Book	0.00	0.00	0.00	0.00	5.00
4092 · CL Lines Advertising	90.00	116.00	90.00	116.00	297.00
4093 · Building Permit	100.00	372.00	100.00	372.00	1,274.00
4094 · Comm. Center Rental	100.00	55.00	100.00	55.00	114.00
<b>Total 4090 · SPEC. PROJECTS INCOME</b>	<b>290.00</b>	<b>543.00</b>	<b>290.00</b>	<b>543.00</b>	<b>1,690.00</b>
<b>6000 · OTHER INCOME</b>					
6012 · Transfer Fee	1,200.00	1,888.00	1,200.00	1,888.00	9,119.00
6014 · Copies & Faxes	2.00	11.00	2.00	11.00	58.00
6016 · Replenished Petty Cash	0.00	9.00	0.00	9.00	19.00
<b>Total 6000 · OTHER INCOME</b>	<b>1,202.00</b>	<b>1,908.00</b>	<b>1,202.00</b>	<b>1,908.00</b>	<b>9,196.00</b>
<b>7200 · CDs,SAVINGS&amp;EXTRACURRICULARACCT</b>					
7201 · Resale Shop	0.00	362.00	0.00	362.00	1,976.00
7202 · Recreation Comm.	0.00	134.00	0.00	134.00	603.00
7204 · Fish & Wildlife	0.00	59.00	0.00	59.00	124.00
7207 · Equipment Maint. & Repair	0.00	3.00	0.00	3.00	16.00
<b>Total 7200 · CDs,SAVINGS&amp;EXTRACURRICULARACCT</b>	<b>0.00</b>	<b>558.00</b>	<b>0.00</b>	<b>558.00</b>	<b>2,719.00</b>
<b>Total Income</b>	<b>50,274.55</b>	<b>46,133.00</b>	<b>50,274.55</b>	<b>46,133.00</b>	<b>180,777.00</b>
<b>Gross Profit</b>	<b>50,274.55</b>	<b>46,133.00</b>	<b>50,274.55</b>	<b>46,133.00</b>	<b>180,777.00</b>
<b>Expense</b>					
Merchant deposit fees	96.15	0.00	96.15	0.00	5.00
<b>4085 · COMMUNITY CENTER</b>					
4086 · Maintenance	70.00	91.00	70.00	91.00	1,004.00
4087 · Repairs	0.00	12.00	0.00	12.00	144.00
4088 · Exterminating	0.00	12.00	0.00	12.00	353.00
4089 · Septic Service	0.00	8.00	0.00	8.00	116.00
4096 · Signs	0.00	9.00	0.00	9.00	103.00
4097 · Community Center Supplies	0.00	44.00	0.00	44.00	512.00
4098 · Equipment	0.00	0.00	0.00	0.00	28.00
4099 · Community Center Other	0.00	0.00	0.00	0.00	0.00
<b>Total 4085 · COMMUNITY CENTER</b>	<b>70.00</b>	<b>176.00</b>	<b>70.00</b>	<b>176.00</b>	<b>2,260.00</b>

**Callender Lake Property Owners Improvement Association**  
**Profit & Loss Budget Performance**  
January 2019

	Jan 19	Budget	Jan 19	YTD Budget	Annual Budget
<b>5000 · SANITATION</b>					
5010 · Household Trash	2,953.91	1,701.00	2,953.91	1,701.00	19,869.00
5015 · Repairs	0.00	0.00	0.00	0.00	0.00
5020 · Bulk Trash	681.32	527.00	681.32	527.00	6,290.00
<b>Total 5000 · SANITATION</b>	<b>3,635.23</b>	<b>2,228.00</b>	<b>3,635.23</b>	<b>2,228.00</b>	<b>26,159.00</b>
<b>5100 · INSURANCE</b>					
5110 · Community Center/Liability	0.00	566.00	0.00	566.00	6,792.00
5120 · D&O Liability	0.00	190.00	0.00	190.00	2,280.00
5150 · Workers Compensation	0.00	0.00	0.00	0.00	0.00
5170 · Notary Bond	0.00	0.00	0.00	0.00	103.00
<b>Total 5100 · INSURANCE</b>	<b>0.00</b>	<b>756.00</b>	<b>0.00</b>	<b>756.00</b>	<b>9,175.00</b>
<b>5200 · PUBLIC AREA/RECREATION</b>					
5203 · Committed Tractor Payment	465.69	466.00	465.69	466.00	5,592.00
5204 · Swimming Park	0.00	42.00	0.00	42.00	1,835.00
5205 · Fishing Park	0.00	25.00	0.00	25.00	339.00
5206 · Boat Launch	0.00	0.00	0.00	0.00	66.00
5207 · Tractor Maintenance	0.00	23.00	0.00	23.00	951.00
5208 · Mower Maintenance	0.00	20.00	0.00	20.00	236.00
5209 · Fuel	49.77	83.00	49.77	83.00	1,097.00
5210 · Outdoor Operational Supplies	19.45	21.00	19.45	21.00	258.00
5215 · Beautification	0.00	20.00	0.00	20.00	600.00
5216 · Campers Sanitary Dump	0.00	0.00	0.00	0.00	0.00
5217 · Signs	0.00	14.00	0.00	14.00	148.00
5218 · Equipment	0.00	0.00	0.00	0.00	0.00
5220 · Tractor Barn	0.00	2.00	0.00	2.00	24.00
5221 · Tree Removal	0.00	83.00	0.00	83.00	996.00
5223 · Tools	0.00	17.00	0.00	17.00	200.00
5224 · Childrens Park	0.00	83.00	0.00	83.00	963.00
5225 · Misc.	0.00	1.00	0.00	1.00	12.00
5227 · Weed Eater/trimmer	0.00	21.00	0.00	21.00	250.00
5229 · Public Areas Other	0.00	27.00	0.00	27.00	495.00
<b>Total 5200 · PUBLIC AREA/RECREATION</b>	<b>534.91</b>	<b>948.00</b>	<b>534.91</b>	<b>948.00</b>	<b>14,062.00</b>
<b>5300 · ROAD MAINTENANCE</b>					
5310 · Repair	0.00	83.00	0.00	83.00	1,016.00
5311 · Signs	0.00	42.00	0.00	42.00	507.00
5320 · Equip. Repair/Supplies	0.00	4.00	0.00	4.00	48.00
5340 · Material/Supplies	28.08	287.00	28.08	287.00	3,464.00
<b>Total 5300 · ROAD MAINTENANCE</b>	<b>28.08</b>	<b>416.00</b>	<b>28.08</b>	<b>416.00</b>	<b>5,035.00</b>
<b>5400 · SECURITY/GATE</b>					
5403 · Gate Collision Repair	583.47	54.00	583.47	54.00	1,347.00
5404 · Gate Repair Other	0.00	4.00	0.00	4.00	315.00
5405 · Maintenance/Supplies	0.00	20.00	0.00	20.00	240.00
5406 · New Equip. Purchase	1,754.49	66.00	1,754.49	66.00	792.00
5408 · Entry Surveillance System	0.00	0.00	0.00	0.00	0.00
5412 · Light Replacement	925.00	0.00	925.00	0.00	0.00
5414 · Equipment Repair	0.00	30.00	0.00	30.00	360.00
5415 · Contracted Patrol	912.42	2,807.00	912.42	2,807.00	33,301.00

**Callender Lake Property Owners Improvement Association**  
**Profit & Loss Budget Performance**  
January 2019

	Jan 19	Budget	Jan 19	YTD Budget	Annual Budget
5416 · Gate Card Purchases	0.00	83.00	0.00	83.00	996.00
5417 · Phone box repair	0.00	0.00	0.00	0.00	0.00
5418 · Gate Card Returns/Refunds	0.00	0.00	0.00	0.00	41.00
5419 · Signs	0.00	0.00	0.00	0.00	0.00
<b>Total 5400 · SECURITY/GATE</b>	<b>4,175.38</b>	<b>3,064.00</b>	<b>4,175.38</b>	<b>3,064.00</b>	<b>37,392.00</b>
<b>5500 · ADMINISTRATION</b>					
5503 · Copier	235.10	228.00	235.10	228.00	2,732.00
5504 · Phone / Internet	354.07	380.00	354.07	380.00	4,611.00
5505 · CL Lines	0.00	0.00	0.00	0.00	0.00
5507 · Equipment Replacement	0.00	0.00	0.00	0.00	645.00
5508 · Office Supplies	188.59	124.00	188.59	124.00	1,849.00
5509 · Postage	150.00	144.00	150.00	144.00	1,780.67
5510 · Association Utilities	493.53	586.00	493.53	586.00	6,765.00
5511 · Attorneys & Legal Fees	0.00	583.00	0.00	583.00	6,996.00
5512 · Accountant Fees	2,573.75	387.00	2,573.75	387.00	4,223.00
5513 · Collection Fees	0.00	9.00	0.00	9.00	103.00
5514 · Taxes Pd to Collection Agency	0.00	0.00	0.00	0.00	0.00
5515 · VZ County Records	0.00	7.00	0.00	7.00	246.00
5517 · County Filing Fees	0.00	2.00	0.00	2.00	88.00
5518 · Other Professional Fees	0.00	18.00	0.00	18.00	216.00
5519 · Library Supplies	0.00	8.00	0.00	8.00	182.00
5521 · Safe Deposit Box Rental	35.00	3.00	35.00	3.00	36.00
5523 · P.O. Box Rental	0.00	0.00	0.00	0.00	0.00
5524 · Interest Charge	0.00	0.00	0.00	0.00	0.00
5527 · Computer Subscriptions	241.59	89.00	241.59	89.00	1,012.00
5528 · Collection Agency Fees	0.00	43.00	0.00	43.00	516.00
5529 · Mileage Reimbursement	0.00	0.00	0.00	0.00	0.00
5570 · Board Event	0.00	6.00	0.00	6.00	81.00
5590 · Replenish Petty Cash	0.00	6.00	0.00	6.00	72.00
5595 · Bad Debt	0.00	0.00	0.00	0.00	0.00
5598 · CLPOIA Phone Book	0.00	0.00	0.00	0.00	0.00
5599 · Bank Charges	0.00	69.00	0.00	69.00	672.00
<b>Total 5500 · ADMINISTRATION</b>	<b>4,271.63</b>	<b>2,692.00</b>	<b>4,271.63</b>	<b>2,692.00</b>	<b>32,825.67</b>
5526 · A/R BUSINESS FEES	80.57	24.00	80.57	24.00	329.00
5530 · MISC.	0.00	4.00	0.00	4.00	48.00
<b>5550 · CLPOIA EMPLOYEES</b>					
5201 · Maintenance Personnel Wages	436.76	1,065.00	436.76	1,065.00	12,497.00
5501 · Office Personnel Wages	2,133.16	1,467.00	2,133.16	1,467.00	17,599.00
5830 · Federal Payroll Tax	227.03	207.00	227.03	207.00	2,442.00
5840 · State Unemployment	9.91	7.00	9.91	7.00	78.00
5845 · Bonuses	0.00	34.00	0.00	34.00	786.00
<b>Total 5550 · CLPOIA EMPLOYEES</b>	<b>2,806.86</b>	<b>2,780.00</b>	<b>2,806.86</b>	<b>2,780.00</b>	<b>33,402.00</b>
<b>5700 · CAPITAL IMPROVEMENTS</b>					
5704 · Capital Improvement Other	0.00	0.00	0.00	0.00	0.00
5710 · Road Construction	0.00	0.00	0.00	0.00	0.00
5700 · CAPITAL IMPROVEMENTS - Other	0.00	0.00	0.00	0.00	0.00
<b>Total 5700 · CAPITAL IMPROVEMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Callender Lake Property Owners Improvement Association  
Profit & Loss Budget Performance  
January 2019**

	Jan 19	Budget	Jan 19	YTD Budget	Annual Budget
<b>5800 · TAXES</b>					
5820 · Prpty-Schl/Cnty	0.00	3.00	0.00	3.00	71.00
5822 · Sales Taxes	64.98	6.00	64.98	6.00	177.00
<b>Total 5800 · TAXES</b>	<b>64.98</b>	<b>9.00</b>	<b>64.98</b>	<b>9.00</b>	<b>248.00</b>
<b>6100 · DAM MAINTENANCE</b>					
6105 · Contract Mowing	0.00	125.00	0.00	125.00	1,500.00
6106 · Maintenance	0.00	33.00	0.00	33.00	441.33
<b>Total 6100 · DAM MAINTENANCE</b>	<b>0.00</b>	<b>158.00</b>	<b>0.00</b>	<b>158.00</b>	<b>1,941.33</b>
<b>6300 · CONTINGENT LIABILITY</b>					
6302 · Dam Repair	0.00	0.00	0.00	0.00	0.00
<b>Total 6300 · CONTINGENT LIABILITY</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>6400 · PAYROLL EXPENSES</b>	<b>182.00</b>	<b>42.00</b>	<b>182.00</b>	<b>42.00</b>	<b>489.00</b>
<b>6500 · PUBLICITY</b>	<b>0.00</b>	<b>22.00</b>	<b>0.00</b>	<b>22.00</b>	<b>264.00</b>
<b>6550 · FISH &amp; WILDLIFE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>7300 · CD,SAVINGS&amp;EXTRACURRICULARACCT</b>					
7301 · Resale Shop	0.00	113.00	0.00	113.00	3,555.00
7302 · Recreation Comm.	0.00	42.00	0.00	42.00	748.00
7304 · Fish & Wildlife	0.00	18.00	0.00	18.00	216.00
<b>Total 7300 · CD,SAVINGS&amp;EXTRACURRICULARACCT</b>	<b>0.00</b>	<b>173.00</b>	<b>0.00</b>	<b>173.00</b>	<b>4,519.00</b>
<b>Total Expense</b>	<b>15,945.79</b>	<b>13,492.00</b>	<b>15,945.79</b>	<b>13,492.00</b>	<b>168,154.00</b>
<b>Net Ordinary Income</b>	<b>34,328.76</b>	<b>32,641.00</b>	<b>34,328.76</b>	<b>32,641.00</b>	<b>12,623.00</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
6013 · Credit Card Rewards	0.00	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>					
8000 · DEPRECIATION EXPENSES	0.00	0.00	0.00	0.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>34,328.76</b>	<b>32,641.00</b>	<b>34,328.76</b>	<b>32,641.00</b>	<b>12,623.00</b>

Callender Lake Property Owners Improvement Association  
Cash Balances

Cash Resources:	December 31, 2018	January 31, 2019
Checking	\$186,446.10	\$99,332.76
Petty Cash	\$98.70	\$98.70
Resale	\$4,956.60	\$4,956.60
Recreation	\$1,473.73	\$1,430.79
Fish & Wildlife	\$1,847.30	\$1,847.30
New CD 32511 **	\$1,000.00	\$25,000.00
New Money Market	\$0.00	\$100,000.00
<b>Total</b>	<b>\$195,822.43</b>	<b>\$232,666.15</b>

Callender Lake Property Owners Improvement Association  
Reconciliation Detail  
1010 - Checking-1st Sta.Bk. Edom  
Period Ending 1/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						<b>186,446.10</b>
<b>Cleared Transactions</b>		<b>Checks and Payments - 37 items</b>				
Bill Pmt -Check	12/15/2018	9322	Holfield, Cynthia-Dafodils & Gift card for Doug	√	-64.80	-64.80
Bill Pmt -Check	12/20/2018	9331	CNA Surety - Notary Bond	√	-100.00	-164.80
Bill Pmt -Check	01/03/2019	9340	Republic Services #070	√	-1,499.88	-1,664.68
Paycheck	01/03/2019	9335	Van Roy, Salina S - Payroll	√	-623.08	-2,287.76
Bill Pmt -Check	01/03/2019	9337	Kubota Credit Corporation USA - Tractor pmnt	√	-465.89	-2,753.45
Paycheck	01/03/2019	9334	Ferris, Douglas R -Payroll	√	-372.72	-3,126.17
Bill Pmt -Check	01/03/2019	9336	CenturyLink - Phone & Internet	√	-354.07	-3,480.24
Bill Pmt -Check	01/03/2019	9338	Bill Hullum CPA PC - Accountant Fees	√	-128.75	-3,608.99
Bill Pmt -Check	01/03/2019	9339	State Comptroller - 4th Quarer Sales Tax	√	-64.98	-3,673.97
Check	01/03/2019	CCADJ	Credit Card Processing Fees	√	-56.62	-3,730.59
Bill Pmt -Check	01/05/2019	9341	Dones, Lisa - Cleaning Comm. Center Harris, Rulaine - Reimburse for Testing Equipment for Security System	√	-70.00	-3,800.59
Bill Pmt -Check	01/05/2019	9342		√	-63.84	-3,864.43
Check	01/05/2019	CCADJ	Credit Card Processing Fees	√	-3.83	-3,868.26
Check	01/08/2019	9344	Callender Lake POA -New Money Market Acct.	√	-100,000.00	-103,868.26
Check	01/08/2019	9343	Callender Lake POA - New CD account	√	-24,000.00	-127,868.26
Check	01/08/2019	CCADJ	Credit Card Processing Fees	√	-2.85	-127,871.11
Check	01/09/2019	CCADJ	Credit Card Processing Fees	√	-1.95	-127,873.06
Check	01/10/2019	CCADJ	Credit Card Processing Fees	√	-1.95	-127,875.01
Bill Pmt -Check	01/12/2019	9347	Bill Hullum CPA PC - Accountant Fees	√	-1,665.00	-129,540.01
Bill Pmt -Check	01/12/2019	9350	Southside Visa -Fuel,trash bags,blacktop patch,cables&hookups for new camera's,GoDaddy Hosting,QuickBooks Card Reader	√	-919.82	-130,459.83
Bill Pmt -Check	01/12/2019	9348	Data Max - Copier Lease	√	-220.83	-130,680.66
Bill Pmt -Check	01/12/2019	9349	Monarch Utilities, Inc. - Association Water	√	-52.18	-130,732.84
Check	01/12/2019	CCADJ	Credit Card Processing Fees	√	-1.56	-130,734.40
Paycheck	01/15/2019	9346	Van Roy, Salina S - Payroll	√	-647.30	-131,381.70
Liability Check	01/15/2019	EFT	United States Treasury - Payroll Taxes	√	-571.36	-131,953.06
Paycheck	01/15/2019	9345	Ferris, Douglas R -Payroll	√	-55.19	-132,008.25
Bill Pmt -Check	01/22/2019	9352	Shepherd Security LLC	√	-912.42	-132,920.67
Bill Pmt -Check	01/22/2019	9353	Overhead Door of Tyler - Gate Collision Repair	√	-583.47	-133,504.14
Bill Pmt -Check	01/22/2019	9358	Trinity Valley Electric Cooperative Inc Trinity Valley EC - Electrical work for Dumpster lights	√	-441.35	-133,945.49
Bill Pmt -Check	01/22/2019	9357		√	-309.72	-134,255.21
Bill Pmt -Check	01/22/2019	9356	Swoverland, Mark-Reimburse for Postage - Office & Late letter mail out	√	-150.00	-134,405.21
Bill Pmt -Check	01/22/2019	9355	First State Bank Ben Wheeler Branch-Safe Deposit Box	√	-35.00	-134,440.21
Check	01/22/2019	Cash	Graham, Kirk William - Contractor card reimburse	√	-10.00	-134,450.21
Paycheck	01/29/2019	9359	Van Roy, Salina S - Payroll	√	-618.11	-135,068.32
Check	01/29/2019	CCADJ	Credit Card Processing Fees	√	-2.54	-135,070.86
Liability Check	01/30/2019	EFT	United States Treasury - Payroll Taxes	√	-84.00	-135,154.86
Check	01/31/2019		A/R Business Fees	√	-80.57	-135,235.43
<b>Total Checks and Payments</b>					<b>-135,235.43</b>	<b>-135,235.43</b>
<b>Deposits and Credits - 31 items</b>					<b>48,122.09</b>	<b>48,122.09</b>
<b>Total Cleared Transactions</b>					<b>-87,113.34</b>	<b>-87,113.34</b>
<b>Cleared Balance</b>					<b>-87,113.34</b>	<b>99,332.76</b>
<b>Uncleared Transactions</b>		<b>Total Checks and Payments - 8 items</b>				
					<b>-4,868.06</b>	<b>-4,868.06</b>
<b>Deposits and Credits - 1 item</b>					<b>51.50</b>	<b>51.50</b>
<b>Total Uncleared Transactions</b>					<b>-4,816.56</b>	<b>-4,816.56</b>
<b>Register Balance as of 01/31/2019</b>					<b>-91,929.90</b>	<b>94,516.20</b>
<b>New Transactions</b>		<b>Total Checks and Payments - 2 items</b>				
					<b>-675.93</b>	<b>-675.93</b>
<b>Total Deposits and Credits - 4 items</b>					<b>3,863.59</b>	<b>3,863.59</b>
<b>Total New Transactions</b>					<b>3,187.66</b>	<b>3,187.66</b>
<b>Ending Balance</b>					<b>-88,742.24</b>	<b>97,703.86</b>

Callender Lake Property Owners Improvement Association  
Cash Balances

Cash Resources:	December 31, 2018	January 31, 2019
Checking	\$186,446.10	\$99,332.76
Petty Cash	\$98.70	\$98.70
Resale	\$4,956.60	\$4,956.60
Recreation	\$1,473.73	\$1,430.79
Fish & Wildlife	\$1,847.30	\$1,847.30
New CD 32511 **	\$1,000.00	\$25,000.00
New Money Market	\$0.00	\$100,000.00
<b>Total</b>	<b>\$195,822.43</b>	<b>\$232,666.15</b>
Budgeted Revenues Feb - Dec 2019		\$134,644.00
Budgeted Expenditures Feb - Dec 2019		-\$154,662.00
Estimated Cash Balance at December 2019		\$212,648.15
Estimated 6 months of Expenditures Emergency Funds		-\$84,077.00
Budgeted Maintenance Fee Income Nov/Dec 2019		-\$72,095.00
Estimated Remainder For Large Expenditures		<b>\$56,476.15</b>

This can only be accomplished if each committee functions within their budget. If there are any questions or comments, please feel free to direct them to me and we can arrange a time to get together for discussion and explanation of any of this information. End of Report

## **STANDING COMMITTEE REPORTS**

**Recreation:** Director Rulaine Harris stated that the recreation committee is having a Meet & Greet on Saturday, February 23, 2019 from 8:00 – 10:00am at the community center. Please come and meet you neighbors. End of report.

### **Maintenance**

**Public Areas:** Mr. Smith reported that the Public Areas Committee met on February 2<sup>nd</sup> at the Community Center, with 6 members and the Board Liaison present. We discussed putting additional posts on the East Side of the Boat Launch area to prevent vehicles from driving into that area, but decided against doing that now. We also discussed developing a formal “Policies& Procedures” for the Public Areas Committee, which would include a regular maintenance schedule for our public areas. The committee would also like clarification from the Board of Directors regarding what areas of the community would fall under the committee’s jurisdiction. The committee also began planning the projects that we will be working on in 2019. We are planning another Volunteer Day, which will probably be in May, to clean and improve several of our public areas, including some minor improvements in the Children’s Park, putting a park bench at the “Y”, refurbishing and moving the bench swing and smoker grill in the Fishing Pier Park, and making improvements at the Swim Park. This Volunteer Day will, hopefully, also be when the Pony’s will go back into the Children’s Park. There will also be a Volunteer Appreciation event on that day with a cook-out at the Children’s Park for the volunteers. The committee adjourned and several members visited the various parks to discuss making improvements and adding amenities. End of report.

**Community Center:** Ms. Kirkes stated no report.

**Beautification:** Ms. Kirkes stated no report

**Roads:** Ms. Harris stated no report.

**Architectural Control:** Mr. Rowe reported that the ACC met on 2 FEB 2019 and approved 6 total permits—5 were no fee permits and the 6<sup>th</sup> was a permit for shed construction. The committee approved a building time extension for one resident and is working with another resident to become compliant with CLPOIA building restrictions. Thanks to all for working with the ACC.

The ACC issued 2 dog violation and 3 neat and orderly violation letters.

The ACC is updating the current building permit to help resident and potentially define owners' responsibility for contractors.

Rental policies were discussed. Future recommendations will be provided to the board regarding owners' responsibilities for weekend and long-term rentals were discussed. End of report.

**Publicity:** Ms. Kirkes stated no report.

**Audit:** Ms. Monroe stated no report.

**Security and Fire:** Director David Campbell reported the following:

No further information is available for the hit and run suspect vehicle. If you have further information, please contact VZCS.

A suspicious person was in the neighborhood yesterday. An unknown male knocked on a residence door soliciting money. VZCS responded and searched for the suspect. Please continue to call the VZCS if you something suspicious or criminal activity.

The cameras at the front gate and dumpster area are working well. A male was seen field dressing a deer he had struck on FM2339 in the dumpster area. The Game Warden and VZCS deputy responded and issued the resident a citation.

Record of incidents since last month.

- 1 speeding
- 5 VZCS responses
- 21 illegal dumping
- 19 vandalism
- 6 dog complaints
- 2 criminal trespass

End of report

**Fish and Wildlife:** Director Matt Palazzetti stated Hickory Hill is having a fishing tournament at the end of March. CLPOIA FW Committee and the Board of Directors have no issue with the tournament but are not cosponsoring the tournament. Callender Lake residents can participate. Contact Hickory Hills for more information. End of Report.

**Sanitation:** Mr. Palazzetti stated that the lights have been repaired at the dumpster area. End of Report.

**Nominating:** Ms. Monroe stated that Ronnie Liedtke has resigned from being chairperson of the nominating committee. We would like to thank Ronnie for his years of volunteering. End of report.

**Resale:** Ms. Harris stated in January the resale shop was closed due to inclement weather. In the month of February, the resale shop brought in \$284.45. Thank you, ladies, for all your hard work.

The resale shop is gathering bids to help build the fence along the highway between the first home and the volunteer fire station on FM 2339. Robert Harvey mentioned a couple of months ago he was gathering material for anyone that would like to donate or help with repair. End of report.

**Library:** Mr. Smith stated no report.

**Dam:** Mr. Palazzetti reported that the joint, monthly dam Inspection for February will be moved to mid-week due to adverse weather on Saturday, February 9th. End of Report.

### **AD HOC COMMITTEE REPORTS**

**Boat Storage:** Mr. Rowe stated that the signs are ready and should be installed in the next 2 weeks after the posts and necessary supplies have been purchased.

The committee would like to schedule a Volunteer Work day at the boat lot for Tuesday, March 19th at 9am with weather alternate date of the following Tuesday, March 26th at 9am. Volunteers will assist to move the abandoned boats to the rear of the lot followed by a general cleaning of the area so that Doug can mow the area. Please contact Ken Petty (903-469-4694) to sign up or just show up to help. End of report.

**Restrictions:** Mr. Rowe stated no report.

**Legal:** Mr. Rowe stated no report.

**Financial Committee:** Ms. Monroe reported the Finance Committee mailed approximately 250 late fee notices on January 31st. If you have not paid your maintenance fees or made arrangements for a MFIP, please do so to avoid future penalties and late fees. A failure to remit maintenance fees or arranging for a MFIP plan will result in a Lien being placed on the property. Continued failure to remit these fees will result in the CLPOIA to begin Foreclosure proceedings on said property. End of report.

### **NEW BUSINESS**

- A. Nomination of new committee members.
  1. Mr. Rowe made a motion to nominate Cindy Emola to the ACC committee. It was seconded by Ms. Kirkes. Ms. Monroe asked for discussion. The motion passed unanimously. I would like to thank Dan Peden for his volunteering on this committee over the years. Dan is coming off and Cindy is replacing him.

## OLD BUSINESS

### QUESTIONS & ANNOUNCEMENTS

- Guest asked how did I get a phone notification about the incident last night? I am thankful this happened. Mr. Campbell stated that the security committee decided to implement a phone tree for this incident it doesn't come from the county. Mr. Smith stated that incident reports always help.
- Guest asked if there is a parking area down at the boat launch? Yes, there is if you are driving straight down to the boat launch there is a field just past the boat launch. That is the area to park your trailers.
- Guest asked if we have turned off the gate cards of those that haven't paid by February 1<sup>st</sup>? We are in the process of turning off cards at this time.
- Guest asked if sent out 200 late fee notices? We actually sent out 250 late fee notices. She then asked if there was a way the community can get a list of those that aren't paying their dues? We stated that is a violation of privacy and that information can't be given out.
- Guest stated you could just put that lot numbers and not names. Mr. Rowe stated that we haven't entertained that idea at all.
- Guest stated that the Finance Committee is meeting today after the board meeting and we have 48 property owners that potentially have liens filed against them. Once the liens are filed that does become public knowledge. You can go into the Van Zandt county website to look for liens.
- Guest asked in regards to that you are talking about potentially foreclosing on property owners because they aren't ever going to pay? We are in the process of looking into this.
- Guest stated that we've been told we don't have the funds for all the legal fees that it will take to get this done. There are limited options, we are going forward with the liens, and getting with the lawyer to see what legal recourse we have. Unfortunately, people don't pay their taxes and are still living in their homes. We do have a small legal fund and we try to use it the best way we can.
- Guest asked if he could get an update on the property across from Mr. Hueston? The lawyer sent me the petition and they are going to court again.

There being no further business before the Board, Ms. Monroe made a motion to adjourn. The motion was seconded by Mr. Palazzetti, voted on unanimously, and the meeting was adjourned at 1:23p.m.

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CLPOIA Secretary

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CLPOIA President