

**Monthly Board Meeting Minutes  
Callender Lake Property Owners Improvement Association  
Saturday, NOVEMBER 14, 2020**

The CLPOIA Board meeting was called to order by Vice President, David Campbell at 1:00PM in the Callender Lake Community Center with 12 property owners in attendance.

Mr. Travis Hallford gave the invocation. All attendees voiced the Pledge of Allegiance.

Opening Comments made by David Campbell. Welcome to the November Board Meeting. Holidays are here, please have a great time with family and friends.

Please be careful when burning leaves and be respectful of your neighbors.

We have been given the go ahead to dispose of the remaining boats in the storage area.

We will not a Board meeting in December and will resume in January.

**Board Members Attendance** – 6 board members were present and 3 excused absences.

**Approval of Agenda** – Director Kathy Petty made a motion to accept the agenda as published. It was seconded. With no further discussion the vote was taken and the motion passed unanimously.

### **OFFICER'S REPORTS**

**President's Report:** No Report.

**Vice President's Report:** No report.

**Secretary's Report:** Ms. Petty stated that the minutes from the October 2020 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. With there being no further discussion. Motion passed unanimously.

**Treasurer's Report:** Mr. Swoverland stated that the variances continue to be as has been reported in previous months. In October there was a minor coding error between legal expenses and accounting expenses, which will be corrected in November.

The MFIP form was modified to reflect the late fees, collection fees and the effective date that those fees will be charged which had been previously approved by the Board. We will also be modifying the Payment Policy to reflect this as well so that the forms and policies are consistent.

The annual statements were mailed the first week of November. Approximately 750 statements were mailed to the property owners. Please pay you the amount due on your statement to avoid the late fees and any collection fees. End of Report.

## **STANDING COMMITTEE REPORTS**

**Recreation:** Director Kathy Petty stated that the October 31<sup>st</sup> Halloween "Trunk or Treat" was a big success. There were 8 decorated vehicles and candy was distributed to 25 children. Music with a Halloween theme was provided by Cindy Emola and served as entertainment for the event.

The Veterans Day flag raising ceremony was blessed with beautiful weather and the turnout from the community was very good. Veterans Wayne Barrett and Mike Smith served as the flag raisers. Mike Smith (who retired from the Army after a 28-year career) was also the speaker for the ceremony. He gave us all a moving tribute to his wife, Cha, and recognized her as a spouse who had devoted her life to him in his military career. The veterans who attended the ceremony were presented with thank you cards which contained gift cards for them to enjoy a meal at What-A-Burger on behalf of the Recreation Committee and the Callender Lake Community.

The Recreation Committee, through its liaison, has requested that the board determine if the annual Christmas dinner should go forward. The board has recommended that the Christmas dinner be cancelled due to the surge in Covid-19 cases and not being able to comply with CDC restrictions.

The annual Christmas lighting contest will be held again this year. The judging will take place on Saturday, December 19<sup>th</sup>. So let's all join in on the fun and "Light Up" our Callender Lake community. End of report.

### **Maintenance**

#### **Public Areas:**

Director Hallford reported The Public Areas Committee and Fish and Wildlife sowed rye grass seed at the Children's park to help with erosion. Thank you to Jeff Smith for allowing us to water it in using his hose and water.

Placed a donated picnic table at the Swim Park. Thank you Tony Becerra.

Cleaned up remains of a camp fire at the boat ramp.

Removed tree limbs from various parks.

Secured an updated bid for the Swim Park pavilion. This has been submitted for Board approval.

Assisted in moving rocks brought in for erosion at the Children's park.

Repaired 2 Swim area signs that were vandalized. Thanks to Matt Palazzetti and friends for installing them.

Mowing has been completed for 2020 and a new contract for the 2021 season is being discussed.

A Volunteer day will be planned in the near future to clear the fence along FM 2339. More to come.

We continue to look for more able-bodied folks to join the committee

#### **Upcoming Activities**

The gate at the Y is broken and in need of repair.

Grind approximately 8-9 stumps in the various Public Areas.

End of report.

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

**Beautification:** Kathy Petty reported that the Beautification Committee met on Thursday, November 12th and changed out the bedding plants at the entrance area to Callender Lake. The pansies are in and will add some great color throughout the winter and early spring months. Thanks to Cynthia Holifield and her group of volunteers for their hard work in making sure the entrance looks good all year round. End of report.

**Roads:** Director Travis Hallford stated that approximately  $\frac{3}{4}$ 's of the roads approved to be resurfaced have been completed. Interestingly, community comments vary widely on the resurfaced area.

The remainder was postponed due to rain and cool weather. When the weather is cooperative, the temperatures are right, and the county has time the balance will be completed in 2021. End of report.

**Architectural Control:** Vice President David Campbell reported that there were 11 non-fee permits and 6 fee permits issued in October. Many residents are cleaning up. A lot of construction is going on. The community is looking good. End of Report.

**Publicity:** Director Shelley Brandt reported that The Publicity Committee has been preparing the new phone directory. Because of COVID we did not solicit ads for the directory as many of our advertisers are out of business or struggling financially. The cost of the directory will be \$10. We figured out a way to self publish and to retool the directory information to be electronically available for FREE. Copies of the directory will be available at the December meeting, and a sign up list for anyone who prefers the free electronic list that can be viewed on a computer or phone screen.

New signage for meetings is being prepared and the information boxes are being actively updated. End of report.

**Audit:** No report.

**Security and Fire:** David Campbell reported the following: The SFC met on 11/10 and is working on a number of items to finish out 2020 and get a good start on 2021.

Numbers for October –

Tailgating = 21

Tampering with Gate = 2

Illegal Entry (via exit) = 3

The burned out lights on both sides of the exit were replaced by TVEC.

Thru efforts of the ACC and the SFC, two RV's that had been brought into the community by individuals who are not property owners were removed in late October.

Food for thought – Texas leads the nation when it comes to grease and cooking related insurance claims on Thanksgiving Day. If you are planning on frying a turkey for you holiday feast, remember to be safe. We will post a link with safe cooking suggestions for frying a turkey on the Callender Lake Web Page.

**Fish and Wildlife:** John Jones stated that Fish and Wildlife are trying to replace the buoys that were missing by the dam. Tony Becerra purchased one buoy and it is now in place. Hickory Hills has replaced one. We have three out there and maybe a fourth one has been recovered. If so, four should be enough along that area. End of report.

**Sanitation:** Director Shelley Brandt reported:

52 dumpster diving

24 illegal dumping

We also received a credit of approx. \$1300 for over billing from Republic. End of report.

**Nominating:** Mr. Campbell stated no report.

**Resale:** Ms. Petty stated the following:

It was a beautiful day for the opening of the Resale Shop on November 7<sup>th</sup>. Total sales for the day were \$530.50

It is because of the generous donations from Callender Lake residents that the Resale Shop (thanks to its volunteers) continues to be so successful. While most donations are accepted, due to health reasons, we DO NOT accept mattresses or bed pillows. Also we do not accept clothing or books. Should you have donations of slightly used household goods or yard items, please contact either Elain Giles at 903-469-4456, or Sara Kesler at 903-469-3906.

REMINDER: Only ONE more shopping day at the Resale Shop before Christmas! The Resale Shop is decorated and looks “a lot like Christmas” with hundreds of items for that last minute Christmas gift. Come shop with friends and neighbors, Saturday, December 5th, 9:00 A.M. - 12:00 Noon (Weather permitting).

Masks are required!! Social distancing is encouraged.

We are also happy to report that the construction of the community center storage closet is 90% complete.

Be safe and Merry Christmas from the Resale Shop Volunteers. End of report.

**Library:** Elain Giles stated that starting in December Jennifer Woods is going to order some new books. If you have an author or a book you would like for her to explore please let her know as soon as possible. The request is that the copyright be no older than 2000. End of report.

**Dam:** John Jones accompanied by three representatives from HHPOIA walked the dam this morning where they observed increased fire ant activities and increased summer growth. End of report.

### **AD HOC COMMITTEE REPORTS**

**Boat Storage:** Ms. Petty stated no report.

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

**Financial Committee:** Mr. Swoverland stated that they are in the process of rewording the payment policy, forms and MFIP to make them consistent.

**Software Committee:** Ms. Petty stated no report.

### **NEW BUSINESS**

#### **Committee Nominations:**

Kathy Petty made a motion to add Elain Giles to the Community Center Committee. There was a second. It passed unanimously.

John Jones made a motion to add Charlie Wilhite to the Fish and Wildlife Committee. There was a second. It passed unanimously.

Director Travis Hallford stated that Public Areas has multiple bids to build a pavilion at the Swim Park. The size of the pavilion will be an 18X21 and will provide a place for families to have picnics and get out of weather if needed. They have had the plans reviewed by ACC to meet minimum restriction requirements. Travis made a motion to go with Rhino out of Nacogdoches with a cost of \$ 2370.13. There was a second.

Mr. David Campbell asked if there were funds in their budget. Mr. Hallford stated the funds were not specifically tagged for a pavilion. Mr. Campbell also inquired if people within the community were requesting this type of structure. Mr. Hallford stated that yes the committee had gotten feedback that this was something that they would like to have.

Guest stated they had seen a pavilion cheaper in Athens. Mr. John Jones said yes he saw that but it was not the same as what we would be getting. Mr. Hallford continued by saying that the one that they are recommending meets the ACC requirements. It also includes the delivery, labor and installation. End of Discussion.

The motion passed.

### **OLD BUSINESS**

No old business.

With no further business before the Board, a motion was made to adjourn. The motion was seconded. The motion passed unanimously, and the meeting was adjourned at 1:45p.m.