

Port Adventure Property Owner's Association
MEMBERS MEETING AGENDA
8-10-2024

Unapproved DRAFT Minutes for Members Meeting of August 10, 2024 @ 10 am

Location: Port Adventure Community Center
160 Adventure Trail
Trinity, TX

Date & Time: August 10, 2024 at 10:00 AM

Meeting called to order by Gary Langham at 10:12 AM

- Quorum Established: yes, sign in sheet attached 17 with proxies
- Previous meeting minutes read by Rachael King accepted with corrections
- Motion to amend wording from March to May from Martin Castle and seconded by Bobby Wiestling and accepted
- Motion by Martin Castle to correct wording to say 1-6 are not mandatory members from 1-6 are not members seconded by Bobby Wiestling accepted
- Current Financial reports by Rachael King and Gary Langham; We have received a copy of the forced reconciled bank statement from bookkeeper for records of PAPOA for the years of 2018 to present - over 200 pages of documents that we are still printing and reviewing; was told by bookkeeper that everything seems ok, but fraud and theft is hard to prove without receipts and invoices to match against bank records. We currently have \$5962.35 in checking and the dumpster account is at \$3126.02 for a total of \$8,949.02. Savings reserve has a balance of \$6,148.52.
- Current year 2024 bank records and files have been reconciled as well. Average cost of PAPOA for month to run office is \$760.00 a month, so far this year we have had \$3265.00 in donations to the PAPOA we have spent.

Electric	\$1778.60
Water	\$418.05
QuickBooks	\$444.15
Windstream	\$1636.29
Roads	\$4945.00
Lawyers	\$1575.00
Dumpsters	<u>\$14,289.85</u>
Total	\$25,080.94

Cost of dumpster right now is \$811.59 average because it fluctuates according to how much garbage is created and picked up. This is with 2 dumpsters, bars & locks.

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Insurance and taxes average I would say between \$500-\$1000 per year give or take, I think less. Records are here for anyone to look at just make an appointment with Rachael.

- Board of Directors report on Port Adventure Property Owner's Association, Inc.
What are we going to do about association and road repairs? Main questions we are asked. County is willing to help us with low water crossing into Section 8 by lending equipment and labor after the PAPOA comes up with the money for the supplies is what Gary understands. For our two (2) washed out areas that would be around \$60,000.00 and another \$50,000 0.00 to 80,000.00 for the low water crossing coming to approximately \$140,000.00 and we have collected no PAPOA fees in two (2) years. We need to cut our expenses and raise money in the way of donations. It is required according to Gary's understanding that a non-profit is required to have an official means of contact – email and/or phone. Our ultimate objective is nonmanagement of association, repairing roads and bridges. But members must make these decisions. Our major roads are Port Blvd, White Oak, Indian, Adventure Trail these are the roads that get everyone to their homes. How do we get people interested in participating in the PAPOA? Good question, most people are burned out by past board members and infighting.
- Motion made by Martin Castle to start the process of legally winding up the non-profit PAPOA and start to create a new nonprofit association for the subdivision to be a maintenance organization. Seconded by Bobby Wiestling. Ms. Sue brought up the questions of what it involves. We would have to do a mailout to the owners for the vote to wind up PAPOA. At this point Del made a motion to pause on meetings this board can not legally collect on. Suggested that we need a voluntary maintenance association and solicited donations. The owners are worried about the PAPOA becoming strong and enforcing rules and cleaning up the subdivision by getting rid of things that are against rules, but they all have been doing for the past thirty (30) years. It could be an association with targeted donations and projects with 95% of monies going to maintenance and 5% going towards total overhead. As it is if we go ahead with the motion as of 12/31/24 we would pull the plug on the PAPOA most likely anyway. The mentality around the subdivisions is people putting their garbage on ground outside of dumpster instead of paying and placing it inside of dumpster. A new organization would pay taxes, deal with the county, and take care of dumpsters. The county will work with us, but prefers to work with a corporation, not individuals. Buying road materials from the county is the least expensive of our options. The Board meeting voted on motion to start winding down the PAPOA and open new Port Adventure Maintenance Association and solve legality of documents and past lawsuits. The winding down of a Property Owners Association is outlined in the Texas Code, it will take the PAPOA about \$1,000-\$1,200 for a mailout for a vote, we already have to do a mailout for elections in November might as well combine the mail outs. Election has to be done no matter what because winding down does not happen overnight. Members must vote on whether or not they want to end PAPOA as it is now and creating a new non-profit association for the maintenance of the subdivision and by doing it simultaneously, they could donate assets of one nonprofit to the other.
- Motion made by Martin Castle to remove PAPOA from deed restrictions in section 8
- Troy Montgomery made a motion to amend that motion to add section 7 for removing PAPOA from deed restrictions and has to be voted on by sections 7 & 8 done concurrently; was seconded by Martin Castle approved.

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- Bobby Wiestling made motion to amend that motion to add right after amend the word annul it was seconded by Troy Montgomery approved.
- Motion made by Troy Montgomery to suspend spending money from PAPOA on road repairs till we get restructuring done temporarily unless an emergency seconded by Martin Castle approved
- Del McCool made motion to amend Troy Montgomery's motion to allow for the loads of material for dumpster to be leveled and the two (2) loads of materials will be paid for from dumpsters account seconded by Bobby Wiestling approved
- The Board must make a mailer for election of eight (8) positions on the board that will be opening up at the start of 2025. This election and the vote on the ending of PAPOA will go out together and we will add an inquiry about contacting the owners through electronic notifications instead of mailers in future with a signed permission statement to be signed and returned with their votes. Along with a current email address.
- If vote is passed to end PAPOA, that process would not start until January 1, 2025, then decisions could be made about the new nonprofit association and its structuring of a board or panel or anything to do with its management and implementation.
- Motion made to adjourn meeting by Martin Castle seconded by Bobby Wiestling at 11:42 AM approved the end