

PORT ADVENTURE PROPERTY OWNERS' MEMBERS MEETING

May 11, 2024

UNAPPROVED DRAFT MINUTES

Location: Community Center
160 Adventure Trail
Trinity, TX 75862

Date & Time: May 11, 2024 @ 10 A.M.

Meeting called to order by Gary Langham @ 10:01 am

- Quorum established: Yes / No (Attached sign in sheet) Yes
- Previous meeting minutes read by: Rachael King
Accepted as read; Motion: Martin Castle Seconded: Bobby Wiestling
Accepted yes / no accepted

- Accepted with correction: Motion: Seconded:
Accepted yes / no

- Current Financial Report: Gary read amount in accounts
- Introduced Kristin the bookkeeper and she explained how she is reconciling the books to bring up to date
- Board of Directors report on Port Adventure Property Owners Association, Inc., Status
- > Current status
 - Three options for our future
 - Seek P.O.A. authority by Declaration Judgment
 - Seek P.O.A. authority by Deed Restriction Amendment
 - Change Corporation into a Maintenance Organization

Gary stated that our legal status was cleared up with state of Texas to be able to do business. Explained the different options to members for them to vote on.

Bobby Wiestling motioned to start the process of moving to a maintenance organization to address common areas and not focus on deed restrictions by mailing out letters to owners to decide and we will include updated material on road maintenance done and future maintenance needed. Martin Castle has researched with his map of subdivision design to identify all culvert locations and conditions. Seconded by Del McCool approved.

Rachael King motioned to have the update of work being done by Martin Castle and volunteers posted on website and public handouts and added to mail-outs, suggested we could put on Facebook so that when it was clicked on it would redirect you to PAPOA website Seconded by Gloria Kelley approved

How do we fund operations?

PORT ADVENTURE PROPERTY OWNERS' MEMBERS MEETING

May 11, 2024

UNAPPROVED DRAFT MINUTES

Sue Harrison motion to have each landowner pay a set fee for maintenance and define what maintenance is.

Gloria Kelly motion to set aside decision of maintenance fee till later Seconded by Bobby Wiestling approved

Lucas King motion to have pledge drives for road repairs with set goals and when goals are met money would be given to Board and wants to be able to target were funds are spent and withdrawal of offers if goal is not met.

- Dumpsters
 - Keep Dumpster service or not?
 - Location of Dumpsters?
 - How do we pay for them and who has the right to use them?

The dumpster options were explained:

Martin Castle motion to charge \$15 a month per user for dumpsters but not to start until July to give time for notification to owners before implementing charge Seconded by Gloria Kelley approved

Bobby Wiestling motion to move dumpsters to area by community center on Adventure Trail with road-base that is needed for base then fenced in for security of dumpster site Seconded by Gloria Kelley approved

Martin Castle motioned to get 2 culverts at an estimated cost of \$600 for area on Adventure Trail where dumpster will be placed near community center Seconded by Bobby Wiestling approved

Bobby Wiestling motioned for 2 belly dumps of road-base for new dumpster area. Seconded by Gloria Kelley approved

Road Material for Repairs

Mike Leopold motion made to use limestone rocks instead of road-base mix. Must be specified in contact with company before delivery

Martin Castle motioned that after July we take the \$7500 that would have gone to the landfill payments be moved to road maintenance with a cap of \$7500. Seconded by Bobby Wiestling approved

Gary Langham motioned to have 1 dump of road-base for Port Blvd for potholes Seconded by Bobby Wiestling approved

Bobby Wiestling motioned to have 2 loads of clay and 1 load of road-base for Navaho and Adventure Trail Seconded by Jeff Buske approved

PORT ADVENTURE PROPERTY OWNERS' MEMBERS MEETING

May 11, 2024

UNAPPROVED DRAFT MINUTES

Gary Langham motioned for preapproval of equipment rental after all materials had been delivered so we can stop borrowing equipment - estimated cost is around \$4000.00 for a month. Seconded by Bobby Wiestling approved.

Note: There will be a time limit of 3 minutes per person per issue to speak

Motion to adjourn meeting: Gary Langham_____ Time: _____12:21 pm_____

Seconded: Gloria Kelley_____ Approve: X Disapprove: _____