

Port Adventure Property Owners Association
REGULAR BOARD MEETING MINUTES
Unapproved DRAFT
6-5-2024

Location: Community Building
160 Adventure Trail
Trinity, TX

Date & Time: June 5, 2024, at 5:00 pm

Meeting called to order by Gary Langham at 5:04 pm

- Quorum established sign in sheet attached
- Previous meeting minutes read by Sandra King, Martin Castle motion to accept minutes as read seconded by Bobby Wiestling approved
- Financial report by Sandra King We did get back \$5000.00 so far. Haley was on vacation so I got up with her and Lorenzo at the bank today to get an update so our balance will be \$1975.62 checking and \$7522.05 savings. We started with \$6714.87 after paying the County Commissioners account \$2600, we had \$4314.87 we paid \$1837.72 for dumpsters with an agreement for us to be credited \$404.85 for 3 pick-ups they missed. Making our future bill with them \$770.00. We also had payments for the bookkeeper of \$150. Electric \$247.41 and water \$104.13 bringing our balance to \$1975.62 currently. We have to have a motion today to start a new account for the dumpster funds. The locking bars for the dumpsters to be locked cost \$15.00 per bar per dumpster, we supply the locks and must give key/combination to Prostar waste. We will have to change side loading dumpster to top loader to lock it. What is the cost of QuickBooks processing credit card payments for donations? We are staying with temporary checks for now till we go through with the name change for Port Adventure. Martin gave me \$20.00 that was donated to him while he was working on the roads.
- Bobby Wiestling made motion to open new account for dumpsters at First National bank of Trinity to be overseen by Sandra King and Gary Langham seconded by Gloria Kelley approved
- Open discussion (Please limit comments to 3 minutes max on topic. Once open discussion is closed, the remainder of the meeting is for the board members to work. Please do not interrupt.)
- Review Articles of Incorporation with embedded amendment suggestions
- Members? YES/No? How many tiers (classes)? What's in it for them to be a member?
- Others edits?
Martin Castle made motion to use a registered agent company for dedicated registered agent for Port Adventure Maintenance Association seconded by Bobby Wiestling approved

The Articles of Incorporation were discussed changes were not implemented till we got to Article 4 it was changed to read as follows:

The purpose for which the Corporation is organized are:

To collect a trash removal fee, membership dues, and donations from members of the Corporation and property owners and residents of Port Adventure Subdivision and solicit donations from the general public and to use said monies in the removal of trash, maintenance and operation of the roads and road right of way, drainage, common areas, and facilities owned by the corporation.

The next changed was made to Article 9 which was changed to read as follows:

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The eligible members of the corporation shall be the owners and residents of Port Adventure Subdivision, current on dues. Each member in good standing is entitled to one vote at any meeting of the membership on any and all matters.

Bobby Wiestling motioned to accept Article 9 revisions Gloria Kelly seconded approved

Bobby Wiestling made motion to accept the following changes proposed to Article 10 which was seconded by Jeff Hart approved to read as follows;

The By-laws of this Corporation shall be adopted by a majority of members at a special meeting called by the board. And shall be amended or altered by a majority of the members at the annual members meeting or a special members meeting requested by the president, two (2) BOARD MEMBERS, OR 67% of the members.

Martin Castle made motion to add a place for number of lots owned to be placed on last page by the signature and date for owners to fill in when signing papers for accepting or denying changes seconded by Bobby Wiestling approved

- Dumpster logistics and rules:

Martin Castle made motion to get the lock bars for dumpsters and to change from stand-up fill dumpster to top sided dumpster was seconded by Glori Kelley approved

Martin castle motion for up to \$100.00 for locks for dumpsters seconded by Bobby Wiestling approved

Motion by Martin Castle to adopt these dumpster rules: limit of seven 13-gallon bags or two 50-gallon bags per week

Have a fee for extra bags set as \$0.50 for small 13 gallons bags and a fee of \$2.00 for large 50-gallon bags was seconded by Bobby Wiestling approved

Bobby Wiestling motioned to accept dumpster rules and prices and to have a registration form created (registration form to include primary and secondary vehicle information, name, phone number and email for updates) seconded by Martin Castle approved

Martin motioned to move \$1,500 from savings and add to the balance in checking to cover the rest of the June mailout, 2 loads of clay for Adventure Trail, 1 load of road base for Port, and 2 loads of road base for dumpster site., locks, and lock bars. Bobby modified the motion to move \$2,000 instead. Seconded by Gloria Kelley, motion passed.

- Motion made by Martin Castle to add these two items to the Special Members Meeting:

1) Vote on Articles of Incorporation. If AOI passes, then

2) Review and vote on Bylaw language to mail out to all property owners.

Bobby Wiestling seconded it and was approved

Board meeting for July will be changed from July 3, 2024 to July 10, 2024 due to proximity to holiday.

Martin Castle motioned to adjourn meeting Bobby Wiestling seconded approved meeting adjourned at 7:36 pm

The end