



COW POA Board of Directors Meeting

Meeting Type: Regular Meeting

Location: Allco Construction Office

Date: April 20, 2022

Time: 6:00 p.m.

Minutes Prepared by: Michelle Guidry, POA Manager

Meeting Minutes

I. Call to Order

President Dennis Wright called the meeting to order at 6:01 p.m.

II. Meeting Attendees

Dennis Wright	President
Don Couvillon	Vice President
Matt Gilby	Secretary/Treasurer
Donna Blanchette	ACC Representative
Ashley Willis	Director
Casey Hargroder	Director
Michelle Guidry	POA Manager
Jay & Valerie Brocato	Property Owners
Wendy & Ronnie Nobles	Property Owners
Judy Northen	Property Owner

A quorum was established.

III. Resident Relations

Jay Brocato addressed the Board with concerns about the replating of Water Edge and the potential impact it could pose to his lot. Don Couvillon confirmed to Mr. Brocato that while the Board has no jurisdiction over this matter, as it is between the Declarant and the Homeowner, he did have information to share that was previously provided by the Declarant on the matter. Mr. Couvillon provided his contact information to Mr. & Mrs. Brocato to follow-up with any new developments on this matter.

Jay and Valerie Brocato left the meeting at 6:12 p.m.

Wendy Nobles addressed the Board with questions regarding when the Declarant would be turning the POA over to the Board. Following discussion, Dennis Wright informed Mrs. Nobles that the Board would consult with the Declarant on the timetable and also consult with the POA's legal counsel on how and when the transition would occur.

Board discussion regarding Declarant turnover procedure to the POA Board. Board will conduct meetings with the Declarant and the POA's legal counsel to discuss the Declarant's voting rights as it relates to the POA's overall operations as well as discussing the Texas Property Code's latest changes.

IV. Minutes Approval

The minutes from the February 16, 2022 Board meeting were approved on a motion by Matt Gilby. Don Couvillon 2nd the motion. Motion carried; all were in favor.

V. Financial Report

Matt Gilby reported on the following (copies provided):

1. Balance Sheet Previous Year Comparison
2. Profit & Loss Budget Performance
3. A/R Aging Summary

Following review and discussion, the financial reports were approved on a motion by Don Couvillon. Casey Hargroder 2nd the motion. Motion carried; all were in favor.

VI. Legal Report

Board discussed (1) property owner in highest delinquency status. Following review and discussion, Management was instructed to contact the POA's legal counsel to issue a final demand letter.

VII. Management Report

Michelle Guidry reported on the following:

1. **Notice of Unpaid Past Dues Assessment Letters** – Certified letters were sent to past due property owners in February. To date, only (1) property owner is in delinquent status.
2. **Inspection Policy** – Management requested clarification on post-construction inspection policy. Following discussion, the Board determined that regular ACC inspections for lots under construction would be completed weekly, with violation letters and fines being issued as appropriate. It was agreed that residential inspections would be completed on the 1st and 3rd week of each month. Follow up on any items identified in the 1st and 3rd week would be re-evaluated on the 2nd and 4th week inspections. Management will continue to notify the Board of property owners in non-compliance to determine the appropriate corrective action.
3. **Website Enhancements** – Management will be conducting an on-site drone footage/photography session on April 27, 2022 with A La Carte Solutions. Digital content obtained from this session will be incorporated into the POA's new website.

VIII. Maintenance Report

Don Couvillon reported on the following:

1. **Entergy Street Lights** – Ongoing issue. Parts are still on backorder with Entergy.
2. **Pond Maintenance** – Method of tinting the pond water to help stop algae growth was discussed. Following discussion, an allotment of up to \$500.00 for this project was approved on a motion by Matt Gilby. Casey Hargroder 2nd the motion. Motion carried; all were in favor.
3. **Street Repairs** – Kriston Construction Company provided (2) quotes for entrance/exit lane repairs at Walden Road. Following discussion, the Board unanimously agreed not to perform these repairs while the neighborhood is still in construction phase. As a temporary solution, the Board agreed to patch the caved-in sections located by the front entrance and West Service Loop. An allotment of \$2,000 for this repair project was approved on a motion by Matt Gilby. Casey Hargroder 2nd the motion. Motion carried; all were in favor.
4. **Common Area Leveling** – Roy Beard Contracting provided a quote to level (2) sections of common areas located at the front entrance for \$10,400 and the Lake Estates for \$2,600. The Board is planning to approve leveling of the front common area upon evaluation of the Lake Estates work completed. Following review and discussion, the quote submitted for the Lake Estates was approved on a motion by Matt Gilby. Casey Hargroder 2nd the motion. Motion carried; all were in favor.

IX. Architectural Control Committee Report

Donna Blanchette reported on the following:

1. **Homes Under Construction** – There are (12) homes under construction, with (3) additional home starts planned for 2022.
2. **Lots for Sale** – There are (2) lots currently for sale, of which, belong to the Declarant.

X. Discussion Items

1. **Construction Cleanup Concerns** – Raven's Cleaning Service has been directed to cleanup Rosemary Lot 8. The cost to the POA will be deducted from the builder's construction liability deposit. The construction company will be notified of the fine.
2. **Speeding Complaints** – Board discussed the continuing issue of property owners and contractors not adhering to the neighborhood's posted speed limit. Board agreed to contact Beaumont Police Department to understand process of setting speed traps inside the neighborhood to ticket violators and re-enforce safety

rules. Following discussion, an allotment of up to \$600.00 for the placement of (2) stop signs at the intersection of Esplanade and West Lakeside Drive was approved on a motion by Matt Gilby. Casey Hargroder 2nd the motion. Motion carried; all were in favor.

3. **Tree Planting Event** – This item is tabled to be discussed at a later date once the common areas have been leveled.
4. **Park Planning** – Leveling work approved to completed as soon as possible. Evaluate fencing options at the next Board meeting.

XI. Other Business

Don Couvillon informed a potential buyer, William Nantz, expressed interest in purchasing Esplanade Lots 2 & 3 and Sienna Lot 7. A variance letter is required from ACC to combine these two lots in this section under the DCCR's and was issued to Mr. Nantz with condition that the house not exceed the defined sizing for this section of the development even though its on two combined lots.

Michelle Guidry provided the 2022 Notice of Appraised Value for review. Following review and discussion, Board unanimously agreed not to protest the property appraisal.

XII. Adjournment

Casey Hargroder moved to adjourn the meeting at 7:33 p.m. Don Couvillon 2nd the motion. Motion carried, all in favor and the Board meeting was adjourned.

Next meeting is planned June 15, 2022.