



COW POA Board of Directors Meeting

Meeting Type: Regular Meeting

Location: Allco Construction Office

Date: May 18, 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 6:06 p.m.

II. Meeting Attendees

Dennis Wright	President
Don Couvillon	Vice President
Matt Gilby	Secretary/Treasurer
Ashley Willis	Director
Casey Hargroder	Director
Michelle Guidry	POA Manager
Jamie Johnson	GTMS Administrative Assistant
Wendy & Ronnie Nobles	Property Owners

A quorum was established.

III. Minutes Approval

The minutes from the April 20, 2022 Board meeting were approved on a motion by Matt Gilby. Don Couvillon 2nd the motion. Motion carried; all were in favor.

IV. 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

There is currently (1) property owner in delinquent status. Legal counsel has issued a final demand letter via certified mail.

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

VI. Management Report

Michelle Guidry reported on the following:

1. **Website Enhancements** – Website design work is near completion. Aerial footage and still photography of the neighborhood amenities and homes are in the process of being added to the gallery page.

VII. Maintenance Report

Don Couvillon reported on the following:

1. **Entergy Street Lights** – Ongoing issue. Parts are still on backorder with Entergy.
2. **Stop Signs** – Equipment order has been placed and will be installed once received.
3. **Street Repairs/Patchwork** – Kriston Construction Company has been contracted to patch the front area with asphalt and repair West Service Loop.
4. **Pond Tinting** – Tinting treatments to the lake areas have been completed. Board will continue to monitor over the next few months to evaluate if the tint helps with plant growth.
5. **Waterline Repair** – City waterline leak has been repaired by the City of Beaumont. Another leak has been identified in the irrigation system and will be addressed with the developer.
6. **Site Grading/Leveling** – Roy Beard Construction will begin construction on the Community Greenspace project within the next (2) weeks, weather permitting.

VIII. Architectural Control Committee Report

Don Couvillon reported on the following:

1. **Homes Under Construction** – There are (13) 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. **Tree Planting Event** – This item is tabled to be discussed at a later date once the common areas have been leveled.
2. **Park Planning** – Ongoing project.
3. **Water Edge Platting Update** - Don Couvillon informed the legal documents needed to replat Water Edge were prepared and approved by the City of Beaumont to begin the application process. Management will contact each property owner that this will impact.

XI. Other Business

Ashley Willis proposed a neighborhood Fourth of July Parade event. Following discussion, Board unanimously agreed. Ashley Willis and Matt Gilby will oversee event coordinating.

Dennis Wright reported there are currently (3) open Board positions and suggested holding elections at the upcoming annual meeting.

XII. Adjournment

Don Couvillon moved to adjourn the meeting at 6:50 p.m. Casey Hargroder 2nd the motion. Motion carried, all in favor and the Board meeting was adjourned.

Next meeting is planned June 15, 2022.