

DRAFT

KING OAKS POA: MINUTES

KING OAKS BOARD OF DIRECTORS Open Meeting

Date | time 02/26/2022, 10:00am | *Meeting called to order by* Bob Roseman

Attendees: Bob Roseman, President; Francis Labry, Vice President; Mike Harbeson, Treasurer; Bob Leiper, Secretary; Frances Carson, Member at Large

1. The meeting was called to order at the pavilion at 10:00 am. All five Board members were present. Briley Blackshear with Berkshire Hathaway attended and circulated a sign-in sheet for attendees to register their attendance.
2. The minutes of the November 13, 2021 meeting were read and approved as submitted.

lola ISD Board member Alec Pointer introduced lola ISD Superintendent Jeff Dyer who discussed the upcoming \$24 million school bond election. The election will be May 21 and will raise lola ISD tax rates approximately 17 cents. Owners over 65 years of age will not see an increase in their lola ISD property tax bills.

3. Mike Harbeson reported on the budget and collections for the year to date. In 2021 the POA collected \$325,781 from various sources and includes revenue set aside for special funds such as road funds, gated area and builder deposits. Expenditures for 2021 were \$191,251. Included in that income was \$53,750 in capital buy-in fees from lot and home sales. The balance in the reserve fund is \$214,554. Bids for the replacement of the remaining fence at the pavilion were presented (\$13,700 and \$17,510). A motion was made a seconded to award the fence replacement project to Town and Country Construction for \$13,700. Approved unanimously.
4.
 - a. The KOPOA LOT CONSOLIDATION POLICY was unanimously approved as presented with a correction of a typo in the heading of the third page.
 - b. In compliance with the new state law, the Board unanimously approved appointment of a separate ARB. Initial two members are Tommy Barnes and Harley Frazier with a third member to be solicited from the neighborhood. Appeals to the Board will be conducted in accordance with the policy adopted later in the meeting.
 - c. Frances Carson discussed the changes in the ARB submittal and review process and how they are affected by the changes in state law.

- d. The following policies, required by changes in state law, were unanimously adopted:
 - i. DISPLAY OF RELIGIOUS ITEMS POLICY
 - ii. 209 HEARING POLICY
 - iii. BID SOLICITATION POLICY
 - iv. SECURITY MEASURES POLICY
 - 5.
 - a. Bob Leiper discussed the ongoing discussions with Grimes County for obtaining an easement on POA property along CR175 near the construction entrance and the Board's desire to bundle that easement agreement with safety improvements at the first curve on CR175. This may include a public/private partnership with Grimes County with some financial participation by the POA and/or individuals. Meetings will be held with the County Judge and County Road Engineer in the future.
 - b. Mike Harbeson discussed issues that the Futures Committee is watching.
 - c. Frances Carson discussed the 2021 King Oaks survey, the first attempted by the POA. Survey results were e-mailed to all owners by Berkshire Hathaway. The Board will utilize the results in considering issues/requests and the Board anticipates additional surveys in future, likely on a more limited scope for more focused feedback (like the possibility of a pickle ball court discussed below).
 - 6.
 - a. Bud Wilson discussed the upcoming Lola VFD fundraiser/BBQ cook-off at the Lola Fire Station on March 11 and 12.
 - b. Frances Carson discussed plans for community work days in the spring to tackle clean up and maintenance projects in the neighborhood. Information about the work days will be sent out by Berkshire Hathaway.
- Andy Harrell presented information and a draft budget to add a pickle ball court using the paved parking lot at the pavilion. The Board will investigate the possibilities and seek feedback from residents in a future survey.
- 7. The meeting was adjourned at 11:30 am. The next open POA meeting is the annual meeting and elections on May 21, 2022 at 10:00 am at the pavilion.

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