

Summer Place Community Association
SPCA Board of Directors Meeting
January 16, 2016

Present: Kevin Redmond (outgoing president), Cindy Griffiths (outgoing treasurer), John Griffiths (outgoing vice-president), Bob Bosch, Donna Moorehead, Gary Burk, Diana Bayliss, Dean Warfield, and Joan Berry.

- Meeting was called to order at 9:09 a.m.
- Approval of minutes from previous meeting was moved, seconded, and approved.
- Approval of treasurer's report was moved, seconded, and approved.
- Outgoing board accepted new board members as follows:
 - President – Bob Bosch
 - Vice-President – Gary Burk
 - Treasurer – Diana Bayliss
 - Secretary – Joan Berry
 - Member-at-Large – Donna Moorehead
 - Member-at-Large (Webmaster) – Dean Warfield (While the by-laws do not include "webmaster" as a member of the Board, there is no limit specified in the number of "at-large" members who can serve on the board. Therefore, it was decided to include the webmaster as a second member-at-large, in order to facilitate effective communication of association activities via the webpage.)
- Outgoing board resignations were accepted.
- Corrections/additions to the membership list were made and approved.
- Arrangements were made for transition of roles, including transfer of bank records and other documents. The association checks will be amended to have the association P.O. box as the address rather than the treasurer's address.
- The treasurer reported \$6,900 is currently in account, which includes money already designated for the gravel roadway at the location of the fire-department water tank.

Old Business/Updates

- Bob Bosch reported that since no activity has occurred involving the person who had previously agreed to create the gravel roadway at the water tank, Jeremy Scott has agreed to provide the drive for \$2375.15 (a 12 x 10 ft drive). A motion was made, seconded, and approved to go forward with the new provider.
- Bob Bosch reported that Mitchell Moorehead has been in contact with David Thurmond and Bobby Reed. Thurmond is apparently moving forward with deeding the boat ramp property to the association. Mitchell will continue to act as our liaison in the process of having the property deeded to us and will keep the Board of Directors involved and informed.
- Gary Burk pointed out that acquisition of the boat ramp also means we will be responsible for maintaining the roadway that leads from cul-de-sac "J" to the entrance of the Summer

Place Estates, the Baptist church property, and the boat ramp area – as well as maintaining the slips that were added to the left of the boat ramp. All of that means extra expense in terms of maintenance. We need to consider that before we agree to taking the property.

- The Summer Place Estates division was annexed into the association last year (with paperwork filed at the courthouse.) A motion was made and seconded to amend the bylaws in Article II, Section 2.02 to read “*Lot* shall mean and refer to any lot of land located in Summer Place or Summer Place Estates, subdivisions in Limestone County, Texas, as set forth on the map or plat of such subdivisions of record in Limestone County, Texas.”
- Gary Burk reported that the residents in Summer Place Estates had paid dues into their own association at one point. However, we do not, at this point, have access to those funds. (He also found that the residents in that area have not paid dues in several years.)
- Acquisition of the boat ramp (if that occurs) also means continuing the investigation of liability coverage. Several options were discussed. Quotes previously acquired by Kevin Redmond were in the \$10,000 range annually, which seems to be out of our ability to pay. Bob Bosch will investigate additional insurance bids to see if we can get a better rate – or the possibility of becoming an LLC, which might free the Board of Directors from liability. Also, once that is determined, Gary Burk will contact the Baptist church to see if they would be willing to share the expense of liability insurance for the ramp.
- As requested at the September meeting, Joan Berry acquired Burn Ban signs. When no burn ban is in effect, they are stored in the lean-to shed at her home (602 LCR 743), next door to the AED.
- An anonymous donor supplied a new battery that was needed for the AED. We also need an “all-weather” box for storing the AED. Jean Bosch will investigate and let the association know of the cost.
- Approaches for increasing membership were discussed. Either the President or the Vice-President will be responsible for acquiring a list from the tax office of property owners so that we will be aware of anyone who is new (for contact about the association). This will be acquired once annually at the end of the summer. Also, a flier about the association will be created to be shared (via mailboxes or taped to doors) with anyone new. Joan Berry will be responsible for creating this, and Dean Warfield will include it on the webpage.

New Business

- Gary Burk suggested contacting the county to see if we can get a green sign with arrows indicating Dogwood Cove, Summer Place, and Summer Place Estates at the entry into the subdivision. The group agreed LCR 743 is very poorly maintained, considering our tax rate. Jean Bosch will contact the County Road and Bridge division of the county offices to see about the possibility of the green sign (and replacement of the black-top on the roadway?)
- Bob Bosch suggested the Board meet quarterly, with information posted on the website.
- Gary Burk suggested we create an association letterhead and that we send a letter to Navasota Valley Electric requesting they repair the place they damaged in the roadway of

LCR 743 and also two pits where water collects. The motion was seconded and approved. Dean Warfield will design a logo. Joan Berry will create the letterhead (to be saved for future correspondence) and will draft a letter to NVEC.

- One of last year's members sent \$50 in dues rather than \$75, saying they felt the board was not doing a good job with enforcing community rules. In the future, if this occurs, the person will be thanked for the contribution but not included in the official membership.
- The Spring Picnic will be May 21, 2016, at 11:30 a.m. Gary Burk will contact the church to verify availability.
- The next meeting of the Board of Directors is February 27, 2016, at 9:00 a.m., at the Bosch's residence.
- The meeting was adjourned at 10:33 a.m.