

Minutes – September 16, 2017

Summer Place Community Association – General Meeting Baptist Church Pavilion

- Meeting was called to order by Bob Bosch at 9:00 a.m.
- 41 attended, including a quorum of active members
- The Treasurer's report was presented and approved.
 - Beginning balance: \$4562.19
 - Deposits: \$4800
 - Expenses: \$3968.27
 - Ending balance: \$5393.92
- Bob Bosch thanked the board for their service over the course of the year.
- Nominations were requested for the 2017 board. Bob Bosch, Gary Burk, and Donna Morehead are leaving the board. Dean Warfield, Diana Bayliss, and Joan Berry are continuing from 2017. Dennis Overgoner, Ron Botts, and Pam Johnson (serving as at-large rep) were elected to serve as new board members. The group will meet later in the near future to determine which responsibilities will be assumed by which executive board member.
- Old Business:
 - (1) The website is a continuing strong form of communication between and among members. Dean Warfield asked that if any members find a contractor who is really outstanding and is willing to come out to our area, they are urged to post that on the bulletin board. Also, Dean reminded members there is a form on the page to complete if you have items for sale.
 - (2) Annual dues of \$100 are due at this time if anyone has not already joined. Checks can be made to Summer Place Community Association and mailed to Joan Berry at 602 LCR 743 (Thornton, TX 76687).
- New Business:

The primary item of business was the boat ramp:

David Thurmond has completed the sale of the property that includes a large tract of open land on the left side of 743 (as you are driving toward the boat ramp) to and including the boat ramp and the pier with three docks. The new owner is David Canales from Houston, who plans to build a home on the property. He has verbally agreed to uphold the Summer Place access to the boat ramp, in keeping with a 1984 document held by David Thurmond indicating access for summer place residents is to be allowed permanently. However, some members at the meeting feel we need signed agreements to be legally drawn up. (Under the terms of the sale, the pier and three docks will no longer be accessible. Mr. Canales has plans to use that area as his personal dock. Only the boat ramp will be available for homeowners' use.)

At this time, the gate is still locked until all paperwork is filed, agreements are in place, etc. Also, Mr. Canales will work with the board on drawing up papers describing the level of access we will have, how the gate will be secured (code? keys?), our liability, security cameras, etc. He has also agreed to work with the board in repairing the ramp and making it usable. A recommendation was made that SPCA members may want to carry a rider on their homeowner's policies for personal liability in the event that one of their guests is injured at the boat ramp.

Some members previously donated funds for the repair of the boat ramp. At this time, those funds are being held for that purpose but will not be contributed toward boat ramp repair until an agreement is reached and signed regarding accessibility.

A motion was made and seconded for a committee to work with Mr. Canales on acquiring such paperwork. Members include Tom Lawson, Leslie Bauer, Dean Warfield, Diana Bayliss, and Tony Celessi. They will provide a report to the current board within 30 days about progress. If needed at that point, another homeowners' meeting may be held at 9:00 a.m. on October 14. Gary Burk will check to see if the pavilion is available.

- The meeting was adjourned at 10:30 a.m.

Respectfully submitted by Joan Berry, SPCA secretary