

**Minutes – September 1, 2018**  
**Summer Place Community Association – General Meeting**  
**602 LCR 743**  
**Thornton, TX 76687**

- Meeting was called to order by Dennis Overgoner at 9:30 a.m.
- Minutes from the spring meeting were read and approved.
- The Treasurer’s report was presented and approved. Current balance is \$4,932, including funds for maintenance of the roadways and funds that were previously submitted for improving the boat ramp.
- 30 members attended, with five members submitting proxies, so a quorum was represented.
- Dennis Overgoner thanked the board for their service over the course of the year.
- The slate of new officers was presented:
  - Dennis Overgoner – President
  - Ron Botts – Vice-President
  - Treasurer – Dianna Bayliss
  - Webmaster – Dean Warfield
  - Member at Large – Pam Johnson
  - Secretary – Charlene Botts
    - Dennis asked for additional nominations from the floor. There being none, the slate was approved by acclamation.
- An update was provided by Dean Warfield on the new website. Members are encouraged to utilize it for news about the association. The link is <https://summerplaceca.com/spca-info/>. The website now has a “PayPal” option so members can pay membership dues online rather than submitting a check.
- The new owner of the property including the boat ramp, David Canales, has agreed to honor Frank Thurmond’s agreement for allowing members of the association to use the boat ramp. However, he is asking for a signed agreement from each participant, disallowing him of liability involved with its use. This is a trust issue, involving issuing keys. For now, Dianna Bayliss, John Griffin, and Gary Burk have keys and can provide access to members if requested. (It is possible a keypad requiring a code and a game camera may be installed later.) Dallas Coates recommended a system he had seen used by other HOAs to issue keys for a \$100 fee. This would be members only, and the understanding in acquiring a key for that fee is that it would not be shared with anyone else – only that homeowner and his/her guests. Use of keys would be for dues paying members only, since there is an expectation that the association would assist with the costs of the ramp maintenance and upkeep. A motion to implement this was moved and approved by unanimous vote. Dianna Bayliss is working with Dr. Coates on the hold harmless agreement for use and assignment of keys associated with the fee. That document is forthcoming on the SPCA website, along with the capability of paying the \$100 fee through the website PayPal option in addition to the membership dues (\$100). Members who do not wish to pay the additional fee for their own key will still be able to contact one of the three people with key access for assistance in getting into the boat ramp area.
- Homeowners are asked to be diligent about the gate and lock. The chain continues to be cut and the lock removed. If this continues, Mr. Canales might change his mind about allowing use, so it is important to prevent misuse.

- Board members will contact the BRA to find out any parameters regarding improving or repairing the boat ramp. We will then contact Mr. Canales to see if he would be willing to work with SPCA on some shared expenses for this.
- Dennis Overgoner provided an update about fire safety and other issues. Members are reminded to be diligent about preventing any fire hazards. Allen McWhorter is the new fire chief employed by the West Lake Limestone VFD. He has an office at the station, and the brush truck is kept at his home or with another volunteer at all times, to improve better response time. Also, we now have an ISO rating of 8B, due to changes in the VFD structure. Members are encouraged to contact their insurance companies, in case they can get a break on insurance. We are in West Lake Limestone ESD#2. The direct line to the fire station is 254-729-0165. However, in case of fires, the first call should go to 911, since that triggers multiple fire station involvement.
- Dennis also reported the West Lake Limestone VFD now has 5 brush trucks and two engines, one kept at the 750 station and other at the main station. About 55% of the calls they receive are emergencies other than fire. About 30% are fire-related. They have keys on all trucks to allow access to 743 from 750.
- Bob Bosch reminded everyone of the location of the AED at the back of his storage building. There is a link on the SPCA website for videos on how to use it. Numbers were shared for reading Bob (254-716-9320) and Jean (713-459-9034) in case residents need to reach them.
- Jean Bosch offered to work with anyone interested in learning CPR and the use of the AED. Four years ago, we had 18 people in the subdivision who were certified. Currently, we do not have anyone.
- Bob Bosch announced his band is playing at the Kosse Community Center on October 19 from 7 to 11.
- Dianna Bayliss will work on getting a new and accurate directory of members out.
- Jean Bosch explained that a recent finding was that several school boards (including Groesbeck) levied an illegal tax. For now, nothing has changed with Groesbeck until this moves to the Supreme Court in 2019, but interested parties are working to have the taxes associated with this removed.
- Dennis Overgoner reported on some recent research indicating we have 94 “home” structures in Summer Place and the Estates. Of those, 23 are permanent residents, with the others as weekend residents.
- A motion to adjourn was made and seconded. The meeting ended at 11:30 a.m.

Respectfully submitted: Joan Berry, Secretary