

Somerville Place Property Owners Association, Inc
P.O. Box 125
Lyons, TX 77863

SPPOA, INC BOARD MEETING: June 8, 2024

5 Board Members Present:

Shannon Woods – President
Tracy Lawrence – Vice President
Lenna Hensley – Treasurer
Paula Brumley – Secretary
Laurie Lawrence - Director
Ralph Haley – Director

22 Members Present:

Curt & Robin Graham
Lenna Hensley
Ellie Hughes
Kellie Elson
David Jobes
Shannon Woods

Lenna Hensley
Paula Brumley
David Wade
Dell Brandt
Todd Milford
Tracy Lawrence via phone

Meeting called to order @ 10:00 a.m. by Shannon Woods

Opening Statement: Welcomed everyone and asked if everyone had a packet that included supporting documents for the meeting.

Treasurer's Report:

- LH: It took a while to get into Quickbooks. We have lots of outstanding deposits and payments that have not been updated. I will work to get it updated and include a PNL statements in the board meeting.
- During the treasurer's report, many members brought up things that happened in the past. LH and SW said that all they could do is work from this point forward.
 - New information should be ready by the August meeting.

Meeting Discussion:

- Paula Brumley resigned as secretary. It was noted that Josh Wings declined his election to the board. C. Gilliam asked that the meeting notes be updated to reflect that.
- Members voted to use one of the picnic tables in the park area.
- KE asked who was cleaning the bathrooms because, on Memorial Day, there was no paper or soap.
- SW brought up advertising through Google and that it was hundreds of dollars. C. Gilliam said that when she was on the board, GoDaddy included it in their fees.
 - She said she would investigate if Wix had the same option.
- SW also asked about the property management companies. KE said she had emailed the information to the SPPOA email address. SW said it would be reviewed.
- There were multiple budget questions about allocated costs. LH said the allocated costs may not be completely spent, but would be held in case they were needed.
- PB stated that volunteers were to be cleaning it, as arranged by TL. SW said we would put out an RFP for the cleaning to include consumable items.
- C. Graham asked about the out lights and potholes in the community. TL said we would contact the electric company.
- C. Gilliam, RG, and one other resident asked about meeting notifications and mail outs. It was agreed that emails would be sent with the meeting agendas, minutes, and PNL statements.
- RG asked if we could get a sign on the fence for the next board meeting. SW said yes.
- R. Graham asked about the landscaping. C. Gilliam wanted to know if we got a new one. SW said yes and that it was changed after a payment issue with the old board. Since the residents

Somerville Place Property Owners Association, Inc
P.O. Box 125
Lyons, TX 77863

did not think that the current landscaper was doing a good job, SW said a new RFP would be created for landscaping.

- Someone brought up that a resident had goats, and that was against restrictions.
- C. Gilliam brought up several issues that she said were in violation of property code:
 - The board members were to update the management certificate within 30 days and the TRC within 7 days.
 - Money should not be unless it was signed off on by two members of the board. TL said she signed the only two outbound checks in front of the bank teller, who told her it was okay.
 - There was not enough notification for the annual meeting, nor attendance, for the pool hours to have been changed to 10 p.m. She added that, since there wasn't enough publication, the board election may not have been legal.
 - SW said the pool hours would revert back to midnight.
- C. Graham asked if we could investigate the Somerville Community webpage and have it taken down since it portrayed our neighborhood in a negative light.
- EH countered C. Gilliam about several of the issues that were brought up. The meeting was adjourned at 11:36 a.m.

Needed RFPs

Landscaping

Bathroom cleaning with consumables

The board agreed that the RFPs would be posted on the FB page, at the mailbox, and on FB Marketplace. [Somerville, TX FB](#) and [Caldwell, TX FB](#) were also given as a promotional option.

Board Contact Info – PH: 979-596-3218 or Email: info.somervilleplace@gmail.com

Board will do their best to respond in 24 hrs

Meeting adjourned @ 11:46 AM