

## SPPOA, INC BOARD MEETING MINUTES

Saturday, June 07, 2025

### Board Members Present:

Robin Graham, President (Appointed during this meeting)  
Tracy Lawrence, Vice President  
Lenna Hensley, Treasurer  
Kellie Elson, Secretary  
Crystal Gilliam, Director  
Freddie Anastasi, Director  
Susan Rao, Director  
Lee Krejci, Director  
Laurie Lawrence, Director

### Non-Board Members that signed in:

Ed Brown  
Lisa Brown  
Jeff Anastasi  
Curt Graham  
Darron Lawrence  
Janice Kolojaco  
Victoria Nichols

### Others in attendance at some point that did not sign in:

Keith Kolojaco  
Brenda Kolojaco  
Ellen Hughes

**Meeting called to order by Tracy Lawrence @ 10:05am**

### **OPENING STATEMENTS**

Pledge of Allegiance  
Prayer by Lenna Hensley

Welcome to Victoria and everyone

Discussion of signage around the pavilion – No live streaming of the meeting – Tracy made statement that there is to be no live streaming and repeatedly asked if meeting was being live streamed. **Crystal stated that the signs cannot be posted as it is not in the governing documents that it is not allowed and that is something the membership would have to vote to adopt, not the board.**

Tracy gave the floor to Lenna; she spoke on removal of a board member, Crystal Gilliam, that was brought up last meeting. Lenna then apologized to Tracy for telling her to shut up at the last meeting and to anyone else she may have offended.

Lenna stated: she and two others went to Judge Urbanosky office and that he informed them that he had looked at each of the petition's names, signatures and dates, then opened envelope and counted 32 petitions, all done in front of the three of them. The judge put everything back in an envelope, sealed, signed and stamped the envelope. Lenna then stated she would be voting for the petitioners in asking for Crystal to resign her position as director of the board.

Robin asked if the judge had contacted each person in the letters, Lenna said she didn't know, he looked at them and verified them, he probably did, she didn't ask. Freddie stated the people wanted to remain anonymous because they **don't want retaliation.**

Kellie asked if we could go in the order of the agenda so we could get missed items from past meetings such as minutes and treasure reports approved. Tracy said this is on the agenda and needs to be dealt with now. Susan stated it needs to be brought up at the next member meeting and asked why the 32 didn't come to the meeting, **Tracy stated– they are afraid of retaliation.**

Crystal stated the issue was not with if the judge had any part or if he existed. The issue was there have been past times where unofficial paperwork was submitted by a current board member for voting rights. There is no way to verify those property owners actually signed petitions without knowing names and there is not even a place for phone number for judge to contact to confirm validity. Regardless of that, rules in Bylaws and Texas Property Code must be followed and require a membership meeting to vote by signed written ballot.

Bylaws and Texas Property Code were reviewed. Several voiced concerns over petition and how signatures were acquired.

Several asked if agenda could be followed. Crystal made a motion to move on with the agenda, Robin 2<sup>nd</sup>

## **MINUTES**

Minutes from emails and meetings starting April 26 to May 12 previously handed out for review, call for questions, none, Lenna reviewed and asked if her comments in the May 16 meeting that did not get added to the May 16<sup>th</sup> meeting minutes could be included now.

Lenna stated: *"All I know is I was quite sad, a bit sad, but I'll try to get this in a nutshell here. It was the ugliness that's been on Facebook...This is not good for the community. It makes for bad... for the association. And the people coming to look... to live in the area. When I asked each of you this question... But first let me... say that my first meeting last April... 2024. There was a lot of people that was at that annual meeting. That was my first meeting and I know a lot were in the association, were there. But there were newcomers because they mentioned that they were newcomers to that meeting. And so, my question is, where are they now? Why is it that they don't participate. Well, a few things come to my mind is the ugliness that's been posted on the social media. The ugliness that they hear about... why do they want to associate with a group of people like that? Why would they even want to help a group of people like that? I'm sure I'm having my struggles sometimes and associating with people who are (inaudible) all the time. It is... enabling of trying or not trying to people getting along want their own way, who can't... That was basically my complaint, as far as my comment... about the Facebook page... I was saying to leave the pettiness at the door. At your house door, as you walk out and*

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*do not bring it in public view. If you've got a problem with somebody, please go and work it out with them personally. And not... on Facebook... keep it in your house... We have very few volunteers, and because of all this pettiness, they don't want to help...and work on the board. They don't even want to help not working on the board. So, for the good of the association, I hope this is all what we want is to have people look at our Facebook page and know that this is a beautiful place to come. A nice place to get along... And so that's all that I have to say that wasn't in the meeting minutes."*

MTA minutes with following addition by Crystal

Lenna made a statement regarding the ugliness going on on Facebook, not good for the community, leave pettiness at home.

**2<sup>nd</sup> by Susan (and Laurie), Motion Passed Unanimously.**

The meeting minutes from October 2024, February 2024, April 2025 and missing email votes and membership meetings not provided at this meeting, per Tracy not done yet. Crystal suggested each board member of that time take a section to write up and any leftover she volunteered to do one. Also, that in months that no meeting was held, a short set of minutes needed to be made with no meeting held this month as a placeholder for future use, someone looking at our minutes won't think we are missing a month when there just wasn't a meeting. There is still no ETA for when these meetings minutes will be provided.

Things voted on in email, as allowed per Texas Property code, are to be summarized and added to the next meeting minutes.

#### **TREASURER'S REPORT**

The treasurer read through the P&L report and a copy of bank statement was passed around for a quick review.

Bank statement for May 13, 2025 the beginning balance \$13,045.20 ending balance \$5,664.60. No change in savings \$40,192.42 balance.

MTA The P&L report by Susan, **2<sup>nd</sup> by Laurie, Motion Passed Unanimously.**

Discussion on the amount that can be spent without a vote by the entire board. Tracy stated it was \$1000.00. When a new board comes on, amount should be discussed and voted on.

Kellie made the motion to set the amount of up to \$500 can be spent without prior board votes, anything over \$500 would require a vote and approval by the board, that can be done via email in case of emergency or if no meeting is upcoming.

**Robin 2<sup>nd</sup>, Motion Passed Unanimously.**

Curt asked if the person doing the mowing would stop driving his truck in the yard, Tracy to speak with them again.

Discussion on pricing and RFPs for mowing. Agreement to put on agenda and revisit at our next board meeting.

Darron suggested new RFP's go out every year for services received when a new board comes in at Annual Meeting. Discussion.

Safety Deposit Box should be acquired next week. Documentation on record at bank was messed up and has been corrected. Tracy stated she no longer has the subdivision debit card, Lenna has it. It will be destroyed once the accounts on auto pay are removed from it and set up auto pay from the bank account directly. A new debit card is being mailed to Lenna as machine at bank was broken. Tracy also stated she did not have a key to the security deposit box at the bank.

Crystal had requested in the last meeting that a copy of the Texas Property Code and the Bylaws be given to all board members. Tracy handed **out two file folders** each to Kellie, Crystal, and Susan, she stated this was the requested copies of the **Business code, non-profit code, credit and collections code, data and confidentiality code, and Texas Property Code and By-Laws**. No other board members were given **file folders**.

**Crystal made motion to appoint Robin Graham as president.  
Susan 2<sup>nd</sup>, Motion Passed with 8 in favor, 5 opposed.**

Darron made motion to Request for new RFP's every year when the new board takes over at Annual Meeting  
**Susan 2<sup>nd</sup>, Motion Passed Unanimously.**

Kellie asked for clarification at which point Susan made motion as stated above  
**Freddie 2<sup>nd</sup>, Motion Passed Unanimously.**

Freddie made motion to vote Victoria in as director. It was clarified that the board is full with 5 directors and 4 officers.

**Crystal volunteered to be the Assistant Secretary which is allowed by our bylaws, by someone who is already on the board. (Page 11 of 25 & 17 of 25, 4.05 of the by-laws) (Tracy called for vote by board members only.)  
Susan 2<sup>nd</sup>, Motion Passed with 4 in favor, 3 opposed, 2 abstaining (Lenna/Laurie).**

Lenna's response to the question from past meetings, that board members are required to be property owners, was that we all bend and break the laws and person in question has a deed of death, the will is in probate. Lenna read from a document that was witnessed by three people for the family. Lenna asked the board to bend the bylaws while they are in mourning.

Several board members and property owners raised concerns over not following the rules and voting to violate the Bylaws.

Lenna made the motion to allow this person to stay on board for 60 days from today June 7, to allow this person time to get paperwork to show ownership.

**Ed Brown 2<sup>nd</sup>**

(board members only) **Motion Passed with 4 in favor** (Tracy, Lenna, Laurie, Lee),  
**3 opposed** (Kellie, Crystal, Robin), **1 abstaining** (Susan) Freddie did not vote as it pertained to her.

Lenna addressed previous concerns/questions brought up many times regarding board member being paid to clean and maintain facilities. She stated that "we" have been informed that Jeff has been helping with the

cleanings the last year and if someone isn't happy with services, "we" can look for other offers. Jeff provided a w-9 to Lenna and is now the one being paid to clean the facilities rather than the board member.

Lenna made motion to continue with the present people cleaning facility in the amount of \$125 a month until these services are no longer needed.

Crystal stated information found in bylaws and Texas Property Code regarding board members receiving payment and that she had asked for proof that the procedures were followed for previous payments. Moving forward we need to make sure it's done legally.

Tracy stated there is no RFP that was received from Jeff and the board had voted for Freddie to get paid back in January. Then asked if there was an RFP for Crystal's son when he was paid for work. **Several answered yes and information was also in minutes as well.**

Freddie stated she is handling more than just cleaning such as pool waivers and activating pool cards.

Lenna reminded everyone she had a motion on the floor.

Tracy called for vote for Jeff to be paid for doing the maintenance around the building.

Darron called for an RFP to be done. Tracy said she would have it done that night. Many agreed it was for the best and stated it needed to go out to more than just Jeff and procedures apply to family of board members as well. This way all will be made legal. Tracy asked for Jeff and Freddie to get her a list of everything they do by that night.

Freddie asked how someone would bid on RFP for something a board member is doing to help with the pool. Several pointed out it was stated in previous meetings that Freddie was doing those things as a volunteer as other board members have done in past and RFP needs to be approved by board be put out in area, not just community.

Darron brought up possible issues over insurance or lack thereof when it comes to those doing work.

Property code must be followed when it comes to board or family member turning in bid and voting on such. Several stated Jeff is not family and does not live in household with board member.

Robin asked why food was being allowed in the gated area of the pool as the pool rules on back of waiver that must be signed for card activation states Food, Glass, and Alcohol is not allowed.

Concerns voiced over frequent violations of pool rules and rules not being enforced.

Tracy brought to the board that there needs to be signs placed at Memorial Park Pavilion for Ralph Haley, Tommy Dyer and replacement of the sign for Willis Gilliam. Kellie suggested forming a committee and Laurie stated she could get pricing together to present. Previous company used was in Caldwell, but is thought to be in Hearne now. Crystal has pictures of her dad's sign which was vandalized and asked for information to be put out, once company is found, on how people can pay tribute to their loved ones with a memorial sign as many don't know or have forgotten about it over the years.

## COMMITTEE REPORTS

We need volunteers for the Architectural Review Authority. As per Texas Property Code: 209.00505 Section # 9, we are required to have an Architectural Review Authority. Curt was on it but can no longer do so as,

Robin was appointed President. This committee is now vacant. Tracy will work on getting volunteers. The request to add the verbiage from the Texas property code on what that would entail was requested by Crystal, and asked it to be put on the subdivision Facebook page so there would be no misunderstanding of what is required.

- **Architectural Review Authority** (*Vacant – need volunteers*)
- **Treasurer Review Committee** (*Kellie and Crystal*)

The bank statements, treasure reports and minutes to be provided so Kellie and Crystal can compare the P & L and expenses. A meeting will be scheduled to review the documents.

#### **ADJOURNMENT**

Tracy made the motion to adjourn the meeting to go handle trailer being pulled into subdivision  
**2<sup>nd</sup> by Freddie.**

**Meeting adjourned 11:56am**

Did not address the following agenda items in this meeting:

- Insurance: Review quotes
- Discuss and Vote – Community Events – Pool, Holidays, etc.
- TX Property Code/Bylaws handouts
- Deed restrictions validity
- Updates needed on subdivision website
- Issues with Facebook