

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

SPPOA, INC Board Meeting June 10th, 2023

Board Members Present:

D'Ann Marro – President
Dana Jones – Treasurer
Paula Brumley – Secretary
Tracy Lawrence - Director
Shannon Woods - Director

Members Present:

Paul Marro
Curt Graham
Charles Smith

Meeting called to order @ 9:59 AM by D'Ann

Opening Statement/President's Report: Said Hello, made sure everyone had packet provided of agenda, annual meeting minutes and treasurer report

Minutes for Annual Meeting 5/20/22: Copies were given to all in attendance, reviewed and asked if there were any questions. **Motion made to Approved by** Shannon Woods, **2nd by** Dana Jones – all in favor was unanimously approved.

Treasurer's Report:

Expenses not on QB – but reviewed and sure they balanced with bank.

Discussed CD/bank accounts and board approved to consolidate accts and move 40K into savings which will make more money with interest rate. Combine CD's/invest

There is an outstanding check for 9,250.00 for pool replastered – previous notes say quit calling

- Do not believe check can be cashed after a year.
- Tracy Lawrence said they have up to 4 yrs to collect.
- Paula said, Crystal didn't pursue due to warranty repair issues.

Previous request by Tracy about doing a Forensics Audit – It was discussed at this meeting, and it decided forensic audit was not necessary, old documents are a mess, some year lost, we have no proof, then considering cost & time to sort thru old doc's & organize. Previous board members moved, statute of limitations. Board decided to **not** move forward with Audit but will keep an Audit committee consisting of: Paula Brumley, Tracy Lawrence & Shannon Woods. **Motion made "Not" to Approve by** Paula Brumley, **2nd by** D'Ann Marro – **this was not a unanimous vote** – 7 to 1

Dropbox has been installed for payments and pool fees – Neil Jones installed, Thank You
Dana has been working a lot of hours to get QB organized and updated.

Unfinished Business:

New laptop Purchased -still need software added & to purchase external hard drive/cloud backup
Accounting Software – Dana & Paula are reviewing QuickBooks and still reviewing options.

Liability Insurance – D'ann got a couple of quotes for general liability for pool/pavilion, not including ponds, board reviewed and decided to go with Associated Industries Insurance Co. by AmTrust E&S

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Insurance Services. Board will review yearly for best price/coverage. **Motion made to Approved by Paula Brumley, 2nd by Dana Jones** – all in favor was unanimously approved.

Lawn Mower/Maintenance building repair. D'Ann received a bid from Abel, waiting on bid from another contractor referred by Richard Rao

Pool maintenance building – doors to be repaired/replaced. Richard Rao volunteer to replace/repair and board approve to reimburse Richard up to \$150.00 for any materials needed. **Motion made to Approved by Dana Jones 2nd by Tracy Lawrence** – all in favor was unanimously approved.

Tax Exemption – Board discussed and decided to not pursue.

Ponds - Tracy working on fish/algae

Flagpole – Curt said needs bracing.

New Business:

Management certificate updated

Jeff – previous landscaper quit. Board previously discussed and approved via email to hire Abel and he will mow for \$400.00 bi-weekly. If weekly mowing is needed, that will be additional cost. Note: Abel was able to get all the swamp grass cut down from pool leaks, where previous landscaper ignored.

Cell Phone or adding voicemail to existing landline.

- Frontier will not offer any discount on existing landline costs
- Curt Graham will test 911 phone @ pool
- Landline is tied to 911 – need to see if we can add voicemail without interfering w/911

Board Discussed monthly meetings and decided to go with Bi-monthly starting in August.

Motion made to Approved by Dana Jones 2nd by D'Ann Marro – all in favor was unanimously approved.

Floor open for new Business:

Meeting adjourned @ 11:35 AM