

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

**SPPOA, INC SEMI-ANNUAL MEMEBERSHIP MEETING – October 21<sup>st</sup>, 2023**

**Board Members Present:**

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

**Members Present:**

Ralph Haley, Susan Rao, Curt Graham  
Crystal Gilliam, Shirlye Gilliam  
Spencer Hollenbeck, Faye Hollenbeck  
Darron Lawrence  
Joyce Dillard, Savi Salinas  
Paul Marro

Meeting called to order @ 10:01 AM by D'Ann

**Opening Statement:** D'Ann welcomed everyone and asked if everyone a had packet that included supporting documents for the meeting.

**Minutes for Annual Meeting May 20<sup>th</sup>, 2023:** Copies were given to all in attendance, asked if they wanted them read out loud, members said No – gave everyone a few minutes to review and ask questions if needed. **Motion to Approved by** Paula Brumley, **2<sup>nd</sup>** by Dana Jones – all in favor was unanimous.

**Treasurer's Report:**

- Reports were handed out for all members to review and ask questions.

SPPOA is now set up where maintenance fees can be paid by Credit Card, PayPal etc.

Multiple ways to pay and Member can also drop off payments at the Office Drop Box

Crystal Gilliam asked what the percentage was that we will be charged – it's 2.99%

**Motion to Approve by** Tracy Lawrence, **2<sup>nd</sup>** by Dana Jones all in favor was unanimous.

Crystal Gilliam brought up about write offs of maintenance fees.

**To clarify,** Dana Jones stated: we are only writing off accts over 4 years old where THE PEOPLE DON'T OWN PROPERTY HERE ANYMORE. Specifically, I said I had only written off ONE, where the former owner has lived in Asia for the last ten years and the property has been resold several times. (There is zero chance that person is going to show up and pay us over \$2k.)

We continue to collect from current owners who have balances over four years old, because when they sell, I issue a statement to the title company, and they collect the past due fees for us at closing.

**Unfinished Business:**

Pool Repairs – All skimmers but 1 were leaking. We had the main leaks in pump building repaired. We will watch the pool, as the current bid for all leaks to be repaired is 17K. Crystal Gilliam said to check pool warranty and D'Ann said she would check on that. Paula stated previous warranty issues were never corrected, so not sure if they will do anything.

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Susan Rao asked about getting the fence repaired over by the front/Route 4 where people have been using as an exit. Could the board get some bids to repair it? Crystal Gilliam bought up Mr. Rosemond stated he has T-Post to make repairs and we should check with him. All agreed to get it repaired.

**New Business:**

- Thanksgiving Potluck – November 18<sup>th</sup>
- Christmas Party – December 16<sup>th</sup>

**Floor open for new Business:**

Ralph Haley asked about the ponds/grass and seepage– note he has previously asked about this multiple times with previous board members/meetings.

Ralph Haley also asked/suggested about extending the terms of board members. Crystal Gilliam said that can't legally be done. Other people stated not necessary – people probably wouldn't do it because we can't keep good board members due to previous history of board and according to the codes we operate by, its up to the corporation/association how we wan to do this.

Crystal Gilliam brought the monthly meeting agenda are supposed to be “emailed” – several members stated they have never received them via email. Paula Brumley stated they are posted on Facebook and bulletin board by Mailboxes.

Crystal Gilliam asked why she was blocked from Facebook. She was reminded that the SPPOA Facebook page was for informational purposes only and that nobody should make negative or derogatory comments towards anyone. Crystal Gilliam **Motioned to be** unblocked from Facebook page --Ralph **seconded motion** - vote was not unanimous.

To help solve the Facebook issue, the board and members in attendance agreed to recreate the Facebook page and it will be for information only and will not allow anyone to comment.

Crystal Gilliam asked what happened to the survey of the ponds that was discussed at a previous meeting(s). The board explained we needed to purchase liability insurance for pool, park and pavilion areas and a survey was not required to do so. The survey was for ponds and the board voted to allocate that funding for the insurance as it was a must have, and a clear plat of the subdivision is needed for the surveyors. To date, a clear copy has not been located. Tracy Lawrence volunteer to get a plat and Curt Graham said surveyor: Dean Hodie

Crystal Gilliam asked why we are paying so much more for mowing than with the previous person we used. The board explained we are only paying \$50 more per mowing, and we are getting more services performed than previous person.

Susan Rao asked about the trailer that is on the street on James Craft that is being lived out of. The board will check into it and issue notices.

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Tracy Lawrence informed the members that Frontier stated that Fiber Optics should be available within a year,

Meeting adjourned @ 10:45 AM