

**BOARD MEETING AGENDA FOR  
ARROWHEAD LAKES PROPERTY OWNERS, INC.**

I. MEETING DETAILS

Date: Tuesday, August 13th 2024

Time: 6:30pm CST

Location: Arrowhead Lakes Property Owners, Inc. Pavilion  
15490 Arrowhead Loop W, Willis TX 77378

II. ROLL CALL

Chris (via phone), William, Cindy, Angie

III. CALL TO ORDER

6:52pm Angie, Cindy to 2nd

IV. OPEN THE FLOOR

Bob said that Iconiq Homes contacted us re: restrictions in January – question is with regard to the barrier walls that are around some of the homes near where they are building. Cindy mentioned that residents are welcome to take Iconiq Homes to court for any breaking of the restrictions. Questioning the build size / approval of specific homes in the neighborhood; if they fall into approval of specs, we approve them and the builder will do what they want anyways knowing that they can get away with it. The home owner will need to reach out to the builder and seek justice through legal action. \$10k is quoted as the suit against the home owner.

Loan for the pavilion - 25 year, 4.25% No money down.

New garbage can - need to replace the one on the dock. Angie to message Bob when we have the can ready for him.

Issues w/ garbage being left, falling out of the trailer from Bottom of the Barrel. Could be Live Oak? Will raise speeding w/ Bottom of the Barrel crew.

Metal dividers to mark lots - they did exist at one time. Depends on the surveyor and the occupants on if they still exist.

## V. OLD BUSINESS

Budget - once we pay lawn care, we will have \$1679. That puts us out of money after this money. \$1341 is the loan payment; made for August. \$3k for insurance per quarter.

Steps to resolve?

Pause on pool being open to community and converting to rental only? Pool monitors would have been an additional \$1200 to keep open for 3 weeks through projected Labor Day.

Cindy to talk to Miguel and Candy to cancel services and pool operations.

Can Tim do the chemicals / in house?

Will the church pay for the trash (\$80 per month) and pay in advance to avoid defaulting on loan?

Pest control - already canceled

Cindy offered to loan \$\$ to avoid defaulting on loan

Trello Board:

On hold/Issue:

- Quotes for insurance

Working On:

- Sending invoices for overdue annual payments
  - As of today:
    - \$14,204 has been requested through 93 letters
    - \$8,978 is ready to be mailed through 43 letters
- Selling some property: (tabled, need licensing for tower and legal process in place for double wide property)
  - Double wide
  - Tower
- Reserve Study (how do we pay for the other half of this?)
- Tree removal from our parks (tabled)
- Violation letters to go out and set violation fee amount (tabled)
- Discuss Capital Expenditures
  - Revisions and Deed Restrictions in email working on this through to next meeting. Cindy will call Vivian to get an update.

Tabled from previous meetings:

- Discuss Restrictions and Covenants Drafts
- Bulletin Board For Clubhouse
- Bids for pool fencing
- Bids for pier/dock replacement
- Bids for Sidewalks/steps to pool, stairs, ramps
- Bids for Concrete Patio for clubhouse outside of double doors
- Community garage sale
- Change mow schedule

## VI. NEW BUSINESS

Aqua - dug a large hole and it's been left as a big dirt pile and pool of water. HOA is unable to cover; it's an Aqua issue.

VII. OTHER ITEMS

VIII. ADJOURNMENT  
Cindy, William to 2nd

IX. EXECUTIVE MEETING TO FOLLOW