

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

I. MEETING DETAILS

Date: Tuesday, July 16th 2024

Time: 6:30pm CST

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

II. ROLL CALL

Chris, Cindy, William, Carrie

III. CALL TO ORDER

635pm Chris calls meeting to order. William 2nds

IV. OPEN THE FLOOR

Member asked for an update on the beaver situation. Chris informed them he has been actively hunting them. Killed one and believes there are 5 in total. Member said she saw a few building a dam between her house and Bartell's prior to the hurricane. Chris offered to put up snares for them and get back on the water to hunt them down.

Member asked what is the plan with the dam as the damage beyond it is concerning. Chris informed them we filed a claim with our insurance and were denied. Someone suggested we reach out to the Corp of Engineers. They asked if we are covered for injuries if someone were to get hurt at the dam. Cindy said yes we have liability coverage. Member asked what would it cost to fix the dam? Cindy said she had an assessment done right after covid and was quoted \$160k.

Member asked about the pool and why we had so much trouble this year. Chris informed them it was many factors: we had a pool company not putting chemicals in but charging us for it, a new company was hired and they had to stop because all their employees quit on them, the storm dumped a lot of debris in pool, and then the pump broke. To help with costs, several of the Board members drained the pool, scrubbed it and filled it back up. We have a new pool company that has been keeping up on it as well as Board members & pool monitors ensuring it's full and cleaned on a regular basis.

Member said they were concerned about us going up on our dues because they are on a fixed income. Chris informed them we are working on a solution of having dues grandfathered in for those on a fixed income. Financially we have to raise our dues to get us afloat and it makes sense as we have more amenities than most neighborhoods that have higher dues than us. For additional income to help balance costs, we have been renting the Pavilion out. Last month we rented it 4 times and it would be great to keep up that momentum.

Member asked how can the Board change dues when some property owners have several lots but only pay for 2. Chris said we are going to send letters out when dues are owed. We want to change that and taper the amount according to each lot owned so every lot will have to pay dues. We have to do it legally so we need 2/3rds of the properties to vote on this to get it changed. We encourage everyone to vote, and will consider going door to door. We encourage everyone to help to get as many votes as possible, and to continuously provide feedback - if you disagree with something please let us know. That is why we open the floor to you during meetings. We want to include everyone. Chris mentioned he wants to eventually get back to having a management company. We would really like sub committees. We need more people and more help.

OLD BUSINESS

Budget - projected to have 3 months of operating cost coverage. Currently we only have enough to get us through to September.

- Posted pool hours/rental information on website ✓
- Posted pool hours/rental on Denise's FB page ✓
- Post Wifi information at Clubhouse ✓

Guest Wifi

Password: guest123

- Assign Pool monitor POC ✓
- Update 2024 Budget ✓
- Getting pool ready for opening ✓
- Create 2024 pool passes ✓
- Create FB post re: opening date of the pool ✓
- Update ALPOI website to include all historical meeting minutes. Angie will continue to work on this.

Trello Board:

On hold/ Issue:


- Quotes for insurance. Charlie Hutton offered to help shop around. Cindy would like to take time to think on that.

Working On:

- Selling double wide property. Cindy will talk to Vivian.
- Selling the tower requires obtaining a FCC number. www.fcc.gov
- Discuss Capital Expenditures
Need to pay for Reserve Study. Table and need to pay for other half.
- Discuss Restrictions and Covenants Drafts. Tabled until next meeting.
- Tree removal-need to contact Clint about his offer to help cut down and remove trees free of charge.
- Add user emails from Wix into QB Angie working on it. Need scanner to take payments.

Tabled from previous meetings:

- Purchase Round Up pest control ✓
- Bulletin Board For Clubhouse-tabled for now

- Bids for pool fencing-tabled no money in budget
- Bids for pier/dock replacement-Tabled no money in Budget
- Bids for Sidewalks/steps to pool, stairs, ramps-Tabled
- Bids for Concrete Patio for clubhouse outside of double doors- Tabled
- Violation letters to go out and set violation fee amount. Working on lowest amount owed first. Cindy and Carrie offered to help send letters out.
- Create official ALPOI Fb page 
- Community garage sale-Tabled
- Change mow schedule-Tabled

NEW BUSINESS

- Discuss Capital Expenditures

Revisions and Deed Restrictions in email working on this through to next meeting. Cindy will call Vivian to get an update.

- Send invoices for annual dues not yet received. Wait until pool opens to see what we collect in person to save cost.
- Park maintenance and budget update. Miguel has bid. Winston IPS was given offer to bid but never showed up.

VI. OTHER ITEMS

VII. ADJOURNMENT

758pm by Cindy, Carrie to 2nd

VIII. EXECUTIVE MEETING TO FOLLOW