

Live Oak Landing Board of Directors Meeting
2012 Organizational Meeting of the Board
October 7, 2012
Annual Open Meeting

Call to Order and Establish Meeting:

Meeting was called to order 1:15pm at the Bemis household

No previous Minutes were read, since the Association did not have a current Secretary appointed at this time.

Meeting opened with agenda by Wayne Bemis

Board Members Present

Wayne Bemis

Mark Green

John W. Osborn

Proof of Notice of meeting

Emails were sent to anyone with a current email address on September 14. Two different hardcopy letters were sent via USPS on September 14, 2012, from Wayne & Linda Bemis. Attached are Exhibit "A" & "B". Exhibit "A" was sent to announce the meeting to landowners who were current with their Association dues and Exhibit "B" was sent to announce the letter and inform the landowner they were delinquent on their Association dues.

Board Member Forum

John Osborne, Treasurer/Board member went over the budget as of 10/01/2012. Every property owner present received a hardcopy of the budget. There will not be a fee increase for the 2013 budget.

A question was asked about the Liability Insurance and the requirement /need for insurance was explained in detail.

A discussion took place about getting the lot values reappraised. Originally Mike & Karen D. contested their appraisals with success two years ago and shared their process with Anne K. Anne shared her process and success to the group along with Marvin & Eva K. sharing their success. The information will be put out on the website to assist others wishing to contest their appraisals come spring 2013.

John discussed the decline of maintenance paid due to Wayne's involvement in finding another individual to cut at a rate of \$600 per month. Claxton Landscape was then notified and lowered the cost to \$600 as well, by only cutting once a month and leaving the entrance/boat ramp/common areas on an "as-needed" basis (as designated by the Board members). Claxton Landscape was hired as a onetime offer to clean up the boat

landing by scaling back the dirt and spraying the weeds in that area as well and cutting the three common area lots. Claxton also spruced up the entrance way since this is no longer part of the \$600 monthly maintenance fee.

The subject was raised about asking the County to help maintain the ditches. Wayne said he would send a formal letter to the County to request their assistance.

John talked about the dues and thanked Linda Bemis for going to the appraisal district to obtain the most recent land owners names and addresses. He thanked her for taking on the task to create a spreadsheet with the Block/Lot numbers, along with each landowner's names, addresses, phone numbers and email addresses she had access to. The spreadsheet will be used to contact the landowners who have fallen behind in their dues and to reinforce the fact; a lien will be placed against their property if they are not brought current.

Board Member Mark Green talked about the website being updated and about what could be posted, such as any lots being sold. He will post the current "Balance Sheet" on the website.

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The question was asked if anyone was planning on building within the next 24 months. One response was made they might pursue their building in 48 months.

The land owners were also reminded it is their responsibility to maintain their lots.

Another discussion was made about realtor signs. Wayne mentioned to them they can have their realtor's place a sign outside of the subdivision with the indication of which lots they are handling. The lots should then be clearly marked with just the Block number and Lot number. This demarcation would not violate our legal deed restrictions.

The boat ramp was discussed in detail as to whether it should be redone in such a manner it could be used. A retainer wall was discussed along with other options. No decision was made at this time to improve the situation. In 2013 the Association may have enough funds to discuss this in greater detail.

Since a Secretary is needed (required by our charter contract) it was discussed that Linda Bemis take this position. Her feeling was she would be willing to fill the position but felt it might pose a conflict since Wayne is the president. Everyone at the meeting said they felt this would not and strongly request her to take the position. A nomination was made by Anne K. with a unanimous follow-up. Linda accepted the position.

Marin K. made a nomination all other board members maintain their positions. It was seconded by Robert L. with a unanimous response from the land owners.

The Annual meeting adjourned approximately at 2:45 p.m.