

## Lake Arthur Estates HOA Annual Meeting Minutes 16 Dec 2023

-0905 Call to order

-Attending HOA members officially voted Trey Maulden and Seth Kootsouradis as official members

-Richard Bennet presented 2024 budget, attending HOA members adopted 2024 budget

-Update for LiveOak fiber, they have cleared their node on Highway 85 and expect construction to begin soon. Still working on drafting maps for the neighborhood. They'll provide them to Trey Maulden once available. No update on actual timeline for when they'll begin install of wires.

-The north fence replacement was discussed. Darin proposed to attending HOA members for the board to act on the fence by using a portion of the 2024 HOA dues collected to replace the existing fence with another wood fence. The chances of calling a special assessment with enough HOA members in attendance to pass a special assessment is low. The attending HOA members agreed that the board should move forward with replacing the fence, as it's the board's responsibility to "maintain" current infrastructure. The board will take the quotes from the fence committee and verify they are still valid and move forward with the lowest estimate to replace with pressure treated wood. The board will also verify the length of fence needed. (AKA does the fence need to extend all the way past the woods)

-Discussed getting the roads up to county standards and having the county take over the roads, being that the roads are the greatest financial liability for the HOA. There was talk that the "Phase 3" new owner had agreed to pay for the roads to be brought to code so the county would take over but we would need to contact Alan Paul(Owner) to confirm.

-HOA member brought up that some rules were not being enforced. Such as outside people using our amenities, or things in people's driveways that are not allowed. The board restated that in such a case please contact the sheriff's office for outside/suspicious people. As far as other rules not being enforced, please make sure you file an official complaint if you believe there is someone not following the by-laws. See HOA website for more information.

-Board members are going to work to get the website updated to reflect current financial information, show current board members and their roles, also get the "Contact form" working so that it's easier for outside agents and HOA members to contact the HOA board and submit any complaints.

-Michelle Morgan volunteered to become a board member. The attending HOA members formally voted Michelle Morgan onto the board.

-Michelle suggested that we create a 2-5 Year plan of action for updating some of the amenities around the community. Such as if there are any excess HOA funds, start setting them aside to address updating the playground, putting in a restroom at the playground, or restocking the pond with fish.

-HOA board officially designated roles

-President: Seth Kootsouradis

-Vice President: Darin Duncomb

-Secretary: Trey Maulden

-Treasurer: Richard Bennet

Board Member: Michelle Morgan

-1015 Meeting adjourned