**Settlers Point Property Owners Association (SPPOA)**

**Annual Meeting of the Members**Meeting Minutes: October 23, 2022

**Location:** Conducted at the cul-de-sac in front of address 13502 Settlers Trail as per Notice.

**Board** **Members Present:** Darla Walls – President, Trey Powers – Vice President, George Conwill – Secretary/Treasurer, Bob Horst – At Large, TJ Stalvey – At Large, Renee Loupe – At Large, Doug Meeks – At Large, Darrell Pearson – At Large.

**Members Present:** Mathew Newton, Catherine Schneiderman, Nate Dusing, Eric Skaalure, Clive Bosnyak, Carl Aubrey, Melanie Aubrey, Lana Parks.

**Proceedings:**

**Open Session**

1. Meeting called to order at 4:45pm by SPPOA President Darla Walls. Quorum established with Joe Herring, Brian Engel, Chamalee Weeratunge, Melinda Lawson and Marie Aimon represented by Proxy.
2. The Minutes from August 22, 2022 were approved with motion by Darrell Pearson, seconded by Trey Powers. All voted in favor to approve.
3. SPPOA financial information as of September 30, 2022 had been previously provided to the Board and was distributed to all Members at the meeting. George Conwill gave a brief update on the current financial status, including year-to-date major expenses (insurance and legal) and cash balance in the bank. Our insurance company is to reimburse the Association for approximately $800 in legal expenses incurred by our attorney for work completed on behalf of the insurance company’s attorney.
4. The draft 2023 Budget was distributed along with the financial update. George Conwill gave a brief explanation on some significant items including a possible increase in Annual Assessments and Resale Certificates (Transfer Fees). There was a general discussion by several Members on the appropriateness and amount of increase of the Annual Assessment. This issue will be discussed and voted on at the next scheduled Board Meeting. It was universally agreed upon by the attending Members that Transfer Fees should be raised to $350/lot. Expense Reserves reflected in the 2023 Draft Budget was discussed by several Members, particularly as they may apply to road maintenance and front entrance repair/renovation. Previous estimates for front entrance renovation were extremely high given the hot housing market in 2021/2022. There was some expectation stated by Members that as the housing market slows there may be another opportunity to re-price this renovation.
5. The election of the new Board of Directors was accomplished by written ballot with all seven candidates receiving unanimous approval from the voting Members. The newly elected Directors are Bob Horst, Lee Little, Renee Loupe, Doug Meek, Darrell Pearson, Trey Powers, and TJ Stalvey. Officers for the Association will be elected at the next scheduled Board Meeting
6. A brief legal update was provided by Darla Walls on the current situation regarding the property at 7000 Settlers Trail. Communications with the legal representative of Wells Fargo indicated that a settlement had been reached between the bank and the previous owner which will allow for the bank to complete possession of the property and put it up for sale. Darla also provided a brief update on the situation regarding the property at 1050 Trail Head Circle. The issue has been adjudicated at lower courts with situations comparable to our property owners association, which supports the position of our Association, and is now pending a possible repeal to the Texas Supreme Court which had previously refused to hear appeals from the lower court rulings.
7. The President, Darla Walls, expressed the Association’s appreciation for the enormous diligent work Bill Spoede performed regarding the revision of our Bylaws, CCRs, and legal issues. A small gift has been purchased to give to Bill in recognition of his contributions to the Association.
8. The next scheduled Regular Meeting of the Board of Directors was set for November 20, 2022.
9. With no other issues brought forward for discussion, TJ Stalvey moved to adjourn, Trey Powers seconded, and all voted in favor at 5:45pm.

Submitted by:

George Conwill

SPPOA Secretary/Treasurer (Incumbent)