**PLOA ANNUAL MEETING**

**JUNE 12, 2022**

A quorum was established with a combination of in person, Proxy, and Ballots for a total of 82 voting certificates.

**WELCOME**: President Sharyll Haney offered a welcome to everyone and introduced the Board of Directors including the two new members due to Cathy Burton and Kim Coesens stepping down. Cathy and Kim were thanked for their service.

**INVOCATION**: Dean Thelke gave the Invocation.

The meeting was called to order by President Haney at 1:06 pm.

APPROVAL OF MINUTES: There were no corrections to the December 5, 2021 minutes and were approved by general consent.

**Treasurers Report**: Lori Norman presented the report:

January – May 2022

Total Income $ 33,666.79

Total Expense $ 19,209.80

Net income of $ 14,456.99

**BOARD OF DIRECTORS REPORTS**:

President Sharyll Haney thanked Dana Vega for her work on the Panorama Pop up event at the park and thanked everyone that helped. A new online payment option with Zelle was presented and those using it were asked to email the PLOA when they made an online payment so we would have record of what they were paying for. The new entrance sign was mentioned. Sharyll pointed out that everyone needs to be sure to keep their trees from overhanging low over the streets and to be sure to keep the drainage ditch in front of your house clear, so the water doesn’t pool on the roadway. The next Park clean up day was discussed and will be sometime in October.

1st Vice President Sandy Acer reported that several bids have been received for various Clubhouse repairs. The toilets and sinks are working, the indoor shower is not working due to damaged drainpipes but that an outdoor shower has been installed. The Clubhouse building is getting some much-needed repairs done. It is now level, and some siding is being replaced. Sandy mentioned the need to repair or replace the swings and asked if anyone might have something they could donate or be willing to help with that project. A question was raised regarding an age limit for kids to be at the park alone. While everyone seemed to feel this was a good idea it was concluded that it would be very hard to control and therefore enforce but, we would all be mindful of watching the kids/teens and their actions when at the park.

2nd Vice President Dean Thelke reported that the section of Flower Street was complete and that he also had 24 tons of cold mix delivered and spread on other problem areas in the neighborhood. There is a pile of the cold mix on

Payne Street that anyone can use to fill any pothole that they see.

3rd Vice President Pam Kiowski reported that our arrears number is down to 30%. We currently have 44 liens in place. The dues increase that went into effect this year did NOT increase the arrears numbers. We have 390 lots in Panorama Estates.

Secretary Lori Norman presented the motions that were mailed out with the meeting notice on behalf of the board.

*No second is needed as these motions come from the Board of Directors*

1. Amend Texas Property Code wording in Article I Section I. If any portion of these by-laws’ conflicts with the Texas Property Code, the provisions of the Texas Property Code shall control. Should any portion of these by-laws be declared void, illegal, or unenforceable by any court of competent jurisdiction and cannot be modified to be enforceable, such provision shall immediately become null and void, leaving the remainder of these by-laws in full force and effect.

~After clarification the motion **PASSED**

1. Amend the by-laws to follow the Texas Property Code (TPC) by removing wording regarding voting restrictions.

~ Motion **PASSED**

1. Amend Article II Section VII add N. Assess and collect a reasonable fine to be determined by the Board of Directors for any Deed or By-Law violation.

~The fine schedule will currently be set at $50 after a 30-day notice, then $25 a month until a calendar year maximum of $200 has been reached. The $25 fine will restart each month at the beginning of a new calendar year until the matter is resolved.

~ Motion **PASSED**

1. Amend Article VII add O. Assess and collect fees determined to be necessary by the Board of Directors for maintenance and operation of the PLOA.

~ This is not referring to the Annual dues/maintenance fee. Motion **PASSED**

1. Amend Article II Section VII add P. Maintain a website on behalf of the association for the purpose of providing PLOA contact information and copies of the PLOA Deed Restrictions and By-Laws, or any other information deemed prudent or necessary by the Board of Directors.

~Motion **PASSED**

1. Amend Article II Section VII add Q. The Board of Directors will appoint someone in odd numbered years to review the Texas Property Code (TPC) to be sure we are in compliance with the TPC as amended.

~Motion **PASSED**

1. Allocate the reserve fund of $15,000 for roads and other maintenance or operation expenses.

~The board is considering placing half in a reserve fund. Motion **PASSED**

1. Three board positions are up for re-election. The following have indicated their interest and willingness to serve.

 Sharyll Haney, Dean Thelke, Sandy Acker

~ There were no nominations from the floor. The three candidates **were elected** by acclamation.

**NEW BUSINESS** – It was brought up that it would be nice if neighbors were more mindful of tying up trash bags when placing them in the containers to help reduce the amount of trash that blows out. Someone asked for help with septic questions and several neighbors offered to answer questions after the meeting. A member asked about clarifying the issue of chickens being allowed and another person asked about the issue of loose and the noise nuisance from dogs. President Haney suggested that these neighbors get together and submit a proposal or motion to the board to be considered at the next PLOA meeting in December.

**ANNOUNCEMENTS** President Hany also reminded everyone that there are several ways to contact the board (phone, postal, email, Facebook, website) and to please let us know of any concerns they may have.

**ADJOURNED** 2:33 pm