

# Crown Oaks Property Owners Association, Inc.

## MINUTES

### RECONVENED ANNUAL MEMBERSHIP MEETING

November 19, 2015

Montgomery Community Center, FM 149 at College Street Montgomery, TX 77356  
6:30pm

#### Call To Order:

The meeting was opened at 6:38pm by Mike Kelly.

#### Establishment of Quorum (25% - 168 Owners):

Quorum was established

36 Owners Present

169 Proxies Returned

**205 Total Owners**

**Management:** Jennifer Stanley, SPPE

**Guest Speakers:** SJRA

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**San Jacinto River Authority:** Representatives for SJRA were present.

Discussion Topics: History of SJRA, Current and Future Projects, Owner questions.

#### Introductions:

The Board of Directors, Owners and Management were introduced by President, Mike Kelly

#### Annual Membership Meeting Minutes:

October 25, 2014

**Motion:** Mrs. Murray made a motion to accept the minutes as presented.

**Second:** Mr. Bass seconds the motion.

**Carried:** The motion was carried.

#### Financial Status:

The Membership reviewed the Year End 2014 Financial Reports as well as the October 2015 current Financials. The CPA reviewed Financials are available on the POA website along with the 2016 Budget. Collection Rate for 2015 Maintenance Assessments are at 100%.

#### Community Updates:

**Drainage & Erosion Control** – The Board is investigating drainage issues in the Community, Emergency Repairs have been made to eroded culverts under the roads,

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Legal Counsel will be asked to provide an opinion on Drainage Maintenance Responsibilities between the individual owners and the Association. Bids for the clean out of all needed culverts have been sent out to contractors.

**Majestic Park Lighting** – The Membership discussed Lighting Project – Bids are being obtained: Walkway – Low Lighting fixtures/outlets, Playground, Parking Lot & Dock Lighting.

**Road Repairs** – Extensive pothole repair and sign replacements have been bid out for needed repairs.

**Lakes Report** – Provided by Mike Prado, Ph.D., P.E. - Hurricane Lake and Fountain, Inc.

For the first time in several years Crown Lake filled completely. Also, for the first time since Majestic Lake was refilled after the extensive remodeling, it too filled completely. This was of course due to the unusually rainy first half of the year. The summer heat has caused the water levels to retreat significantly. This year is the first year where we implement the Groundwater Conservation Plan for our two lake fill wells. We chose to simply reduce our usage to 70% of the 2009 permitted amounts. We will have less water available for the coming years to fill the lakes. While the lake well for Majestic Lake has been on all summer long, some may have noticed that water levels in that lake have continued to go down. This is because the well pump is not large enough to keep up with evaporation during the hottest part of the year. However, it is large enough to deliver our permitted amount through the whole of the year.

From many conversations with young and older fishermen at both lakes, as well as visual observations, both lakes seem to be supporting a thriving game fishery. The Triploid carp that were stocked in Crown Lake 7-8 years ago have aged and lost their appetite for consuming underwater weeds and algae. As the lake filled up during the Spring months, a lot of non-aquatic vegetation that was growing on exposed littoral zones died. This nutrient load caused a lot of algae to bloom. Also, the Bushy Pondweed that was present throughout the lake, before the carp were originally stocked, has started to take over the lake again. To regain biological control of the weeds and algae in this lake, we will be stocking a fresh batch of Triploid carp in the next week or two. We are still waiting for the permit from Texas Parks and Wildlife. We are hoping that we will not need to supplement the biological control provided by the Triploid carp in Crown Lake with chemical treatment in the Spring of 2016.

**Social Committee** - Pictures with Santa – TBD – **Majestic Park**

**Communications** - COPOA Website – Nabr Network [www.NabrNetwork.com/register](http://www.NabrNetwork.com/register)

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## Election of Directors:

### Candidate Introductions:

John Fanta (withdrawn)  
Kevin Hosier  
David Mallette  
Nolan McWherter  
Stanley Jacobs  
John Trosclair

**Motion:** Mindy Porter made a motion to close the floor for nominations.

**Second:** Mike Kelly seconds the motion.

**Carried:** The motion was carried.

## Call for Vote and Election Results:

Votes were collected and tallied. A Run-Off Ballot was provided as there was a tie for the 4<sup>th</sup> Position. Votes were cast and tallied

### Election Results:

<b>Position 1</b>	<b>Kevin Hosier</b>	<b>115</b>
<b>Position 2</b>	<b>Stan Jacobs</b>	<b>76</b>
<b>Position 3</b>	<b>Nolan McWherter</b>	<b>67</b>
<b>Position 4</b>	<b>David Mallette</b>	<b>38</b>

Jason Trosclair 30

**Thank you to all Candidates!**

### Resident's Forum:

**Discussion:** Law Enforcement – On roads, Community Improvements: Gates & Access Control.

### Adjournment:

Mike Kelly adjourned the Meeting at 8:13p.m.

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Submitted by: Jennifer Stanley, Community Manager - SPPE

Signed: \_\_\_\_\_ Date: \_\_\_\_\_