

## **FOUR CORNERS ESTATES POA BOARD MEETING FEBRUARY 17, 2025**

The 1<sup>st</sup> Quarter POA Board Meeting was held on February 17, 2025, at 144 Westridge Park, Livingston, TX 77351 (Maestas' home). The meeting was called to order by Michele Maestas at 7:04 p.m. Board members in attendance: Michele Maestas, Ed Dhayer, Dan Schellhase, and Jenny Kelly.

The 2024 Annual POA Board Meeting minutes were approved by Michele Maestas and seconded by Ed Dhayer.

The treasurer report was given by Michele Maestas and the reported balance as of January 31, 2025, was \$51,569.53. The difference in balance from the October 22, 2024, report includes funds collected from POA dues. No expenses reported. Motion to approve treasurer report made by Michele Maestas and seconded by Ed Dhayer.

Discussion was had regarding the enforcement of deed restrictions by the Restrictions Committee. It was determined that a fee schedule will be implemented. Ed Dhayer will obtain sample fee schedules from other local POAs. The Board will develop a plan for repair timelines and the fee schedule and present the proposed plan to the property owners for approval. Once approved, the Restrictions Committee will execute the plan. Property owners will have an opportunity to file protests, as part of the plan, with the POA Board. Further information to follow as the plan is developed.

Discussion regarding improvement to the Park included the removal of the non-working fans in the gazebo and new stones added to the "drive" to ensure ATVs stay on the path and are not driving across the lawn. Dan Schellhase to research clean-up services. Ed Dhayer to research services for removal of dead trees.

POA fees were due January 31, 2025. As of this board meeting, four property owners still had outstanding fees. Reminders will be sent to these property owners regarding past due fees. A \$50 per month late fee will be accrued until fees are paid.

It was decided by the board that property owners will receive two (2) notices regarding past due fees and after a six (6) month period, a lien will be filed on the property. The question surrounding why builders, who own lots, are not subject to POA fees was proposed. Per Ed Dhayer, this was a precedence set at the time of the original development of the subdivision. Currently, the board agrees to continue with this process.

Further discussion included the shoring up of the roadside/bulkhead just before the bridge leading into Phase IV where a recent water line repair was completed. Michele Maestas to reach out to the Precinct 2 County Commissioners' office to report the need.

Next meeting to be scheduled for March 2025, to discuss deed restriction plan.

Meeting adjourned at 7:55 p.m.