

FOUR CORNERS ESTATES POA BOARD MEETING June 2, 2025

The 2nd Quarter POA Board Meeting was held on June 2, 2025, at 144 Westridge Park, Livingston, TX 77351 (Maestas' home). The meeting was called to order by Michele Maestas at 6:35 p.m. Board members in attendance: Michele Maestas, Ed Dhayer, Dan Schellhase, Brett Willmon, and Jenny Kelly. Restrictions Committee members in attendance: Ernest Provasek and Keith Byrd.

The Q1 2025 POA Board Meeting minutes were approved by Ed Dhayer and seconded by Dan Schellhase.

The treasurer report was given by Brett Willmon and the reported balance as of June 2, 2025, was \$45,883.75. The difference in balance from the January 3, 2025 report includes funds dispersed for tree removal and other repairs. No income reported. Pending transaction for -\$4,400.00 for lawn care noted. Motion to approve treasurer report made by Jenny Kelly and seconded by Michele Maestas.

Discussion of Old Business includes the completion of park entrance clean up and tree removal throughout the neighborhood and park area. Bulkhead repair was completed by the county but has since deteriorated. Michele will contact county commissioners' office for further repair. Ernie Provasek to add broken cinder block pieces to the area to help create a better base. The final topic of old business was discussion regarding POA fees. All lot fees are paid in full for 2025. There are outstanding delinquent fees from one lot owner for 2023 & 2024. Michele is in contact with the lot owner and is researching previous funds paid regarding property lien.

Discussion of New Business includes improvement to the Park to include the building of a walkway over the existing spillway that was damaged during the flooding in 2024. The walkway will be wide enough for a golf cart to traverse. Side-by-side vehicles will need to drive around the pond. Further discussion was had regarding the vandalism in the neighborhood, specifically around the street signs and warning signs being removed. Adolescents have been observed tampering with signs and were warned away. The Polk County Sherrif's office is aware of the issues. They have been asked to increase patrols. It appears that the barrier at the end of Southcreek at Yarborough Loop has been tampered with at one end, allowing non-residents access to the neighborhood. The Pct. 2 commissioner, Mark Dubose, verbalized approval to build a more permanent barrier across the road. Michele to reach out to get this permission in writing.

It has been determined that the upkeep of the private section of road belonging to Ken Shipman will be the responsibility of the homeowner. If the home is sold, responsibility will transfer to the new owner. Polk County will not assume responsibility until the road has been maintained at county standards for a period of 5 years and then a vote will be the deciding factor.

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Discussion regarding additional members for the restrictions committee included potential candidates. Restrictions committee members will reach out to suggested candidates to determine interest.

The proposed deed restrictions violation fee schedule was reviewed by the board members and restrictions committee members. The proposed fee schedule to be voted on at the POA Annual Meeting in October.

The Polk County subdivision regulations have been revised on July 24th, 2024, and now states a 25-foot build line is required from the edge of a county roads right of way. All property bordering a federal or state roadway is still a 50-foot build line. The deed restrictions of the FCEPOA require a 50-foot build line. A request for an exception to build a second garage at the 25-foot build line at the back of their property at Yarborough Loop was brought forward by Brenda Woods. Further information requested by the restrictions committee for consideration.

A homeowner was brought to the attention of the board the advertisement fliers placed on mailboxes by Spot On Pest Control. The board determined that contacting the USPS would not have the desired outcome. It will be suggested to the homeowner to contact the pest control company directly regarding the violation of the FCEPOA Bi-Laws.

The meeting was called to a close at 7:58pm with a motion by Michele Maestas and a second by Jenny Kelly.