

**CAMP BRANCH ACRES PROPERTY OWNERS ASSOCIATION (CBAPOA)
125 WEST BIG LAKE ROAD, TRINITY, TEXAS 75862
BOARD OF DIRECTORS MEETING**

February 11, 2023

Minutes of the Board of Directors Meeting of the CAMP BRANCH ACRES PROPERTY OWNERS ASSOCIATION, Trinity, Texas, held at 142 East Big Lake Road, Trinity, Texas 75862 at 9:00 a.m. on the 11th day of February, 2023.

1. **CALL TO ORDER** : Board Chairman Jerry Sullivan called the *meeting to order at 9:02 a.m.*
2. **ROLL CALL OF OFFICERS**: *Roll call of officers at 9:02 a.m.*

Present:

Jerry Sullivan, Travis Elliott, Joe Chambers, Kelly Harrell, Charlene O'Brien

Not Present:

Kelle Rahm attended via cell phone

TRINITY COUNTY ELECTED OFFICIALS PRESENT AND RECOGNIZED TO SPEAK:

Tommy Parks/Commissioner PCT 1

*Assistance in cost of hauling of road materials and cost of materials
Community Service workers performing trash pick-up*

Lawrence Adamick/Constable PCT 1

Abandoned properties and squatters

Woody Wallace/Sherriff

*Trash, Drug Control, Human Trafficking, Sex Offenders/Rating System/Check In,
Dog Leash Law/Dog in control, Patrol vehicles equipped with medical equipment,
Using cameras to increase safety in communities and residences and
Sherriff's Breakfast*

Mary Wallace/Justice of The Peace PCT 1

*County clean up with community service workers
POA Debt filings not to exceed \$20,000*

3. **APPROVAL MINUTES FROM THE Dec 17. 2022 MEETING**

Minutes from the Dec 17th, 2022 were read.

Motion to accept by Kelle Rahm

Seconded by Travis Elliott

Motion Carried

4. FINANCIAL REPORT

Charlene O’Brien gave financial report as of December 31, 2022

Checking Account Balance	\$ 14,009.35
Money Market Account Balance	\$ 2,537.37
Delinquencies	(12,023.20)
3 rd Loan Payment Made Feb 2023	\$ 8,908.66

Motion to accept by Kelly Harrell

Seconded by Kelle Rahm

Motion Carried

5. UNFINISHED BUSINESS

Board Review/Vote By-Law Revisions

A.RESERVATIONS

A-1	passed	3 to 1
A-2	passed	3 to 1
A-3	passed	3 to 1
A-4	passed	3 to 1

B. RESTRICTIONS

B-1	passed	3 to 1
B-2	passed	3 to 1
B-3	passed	Unanimous
B-4	passed	Unanimous
B-5	passed	Unanimous
B-6	passed	Unanimous
B-7	passed	3—1
B-8	NO	
B-9	passed	Unanimous
B-10	passed	3-1
B-11	passed	Unanimous
B-12	NO	
B-13	passed	Unanimous
B-14	passed	Unanimous
B-15	NO	
B-16	NO	
B-17	passed	Unanimous

C. PROPERTY OWNERS ASSOCIATION

C-1	passed	Unanimous
C-2	passed	Unanimous
C-3	passed	Unanimous
C-4	passed	Unanimous
C-5	passed	Unanimous
C-6	passed	Unanimous
C-7	passed	Unanimous

D. ASSESSMENTS

D-1	NO	
D-2	NO	
D-3	passed	Unanimous
D-4	passed	Unanimous

E. GENERAL PROVISIONS

E-1	passed	Unanimous
E-2	passed	Unanimous
E-3	passed	Unanimous
E-4	passed	Unanimous

Jerry Sullivan clarified that revisions on By-Laws would continue until such time the board of directors approve revisions acceptable and ready to be distributed to the community members for voting purposes. Jerry Sullivan offered thanks to the By-Law committee requested they continue revisions based on review comments and votes. Working via email would be acceptable.

6. **NEW BUSINESS:** None

7. NEXT MEETING DATE

Date: *March 11, 2023*

Time: *9:00 am*

Place: *142 E Big Lake Rd
Trinity, TX 75862*

8. Adjournment

Motion to adjourn by: *Travis Elliott*
Seconded by: *Kelly Harrell*
Adjourned at: *11:47*

EXECUTIVE SESSION

1. POA acct adjustments/forgiveness per case basis to be decision of Board of Director(s).
2. Attempt to communicate with community members pertaining to maintenance past dues, cleanliness and maintenance of lots prior to legal notices being sent out.
3. Send out statements to all community members with outstanding balance for assessment fees including late fee's.

Adjournment

Motion to adjourn by: *Joe Chambers*
Seconded by: *Travis Elliott*