

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

March 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 March, 2023.

1. **CALL TO ORDER** : Board Chairman Jerry Sullivan called the *meeting to order at 9:12 a.m.*

2. **ROLL CALL OF OFFICERS**: *Roll call of officers at 9:12 a.m.*

Present:

Jerry Sullivan, Travis Elliott, Joe Chambers, Kelle Rahm, Charlene O'Brien

Not Present:

Kelly Harrell attended via cell phone

3. **APPROVAL MINUTES FROM THE February 11. 2023 MEETING**

Minutes from the February 11th, 2023 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 February 28, 2023

Checking Account Balance	\$ 12,782.19
Money Market Account Balance	\$ 2,537.81
Delinquencies	(9,927.20)
3rd Loan Payment Made Feb 2023	\$ 8,908.66

Motion to accept by Kelle Rahm

Seconded by Jerry Sullivan

Accepted

5. **UNFINISHED BUSINESS**

Board Review/Vote By-Law revisions with previous NO VOTE

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	passed	3-1
B-9	passed	Unanimous
B-10	passed	3-1
B-11	passed	Unanimous
B-12	passed	Unanimous
B-13	passed	Unanimous
B-14	passed	Unanimous
B-15	passed	Unanimous
B-16	passed	Unanimous
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	passed	Unanimous	<i>(\$\$ amount for assessment fee must be in final draft)</i>
D-2	passed	Unanimous	
D-3	passed	Unanimous	
D-4	passed	Unanimous	

Motion to accept by Travis Elliott
Seconded by Kelle Rahm
Motion Carried

6. NEW BUSINESS/ANNOUNCEMENTS

Discussed using funds in Money Market account towards loan principle to decrease interest charges on loan. Money Market account is to safeguard CBAPOA remain in compliance with state regulations stating, a minimum of \$2,500.00 as an emergency fund must be maintained.

Travis Elliott thanked Tim O'Brien and Jerry Sullivan for helping David Gray clearing and cleaning his property that had a fire destroying his trailer and other personal property. Travis Elliott also thanked members throughout the community for continued help.

Kelle Rahm proposed scheduling to clean out ditches on Camp Branch Rd as well as neighborhood clean-up day April 22, 2023

7. NEXT MEETING DATE **Date:** *April 22, 2023* **Time:** *9:00 am* **Place:** *142 E Big Lake RD
Trinity, TX 75862*

Adjournment

Motion to adjourn by: *Jerry Sullivan*

Seconded by: *Travis Elliott*

Adjourned at: *10:00*

EXECUTIVE SESSION

Call Order 10:00 a.m.

1. Send out statements to all community members with outstanding balance for assessment fees including late fee's.
2. Community members with outstanding balance of \$300.00 or more are subject to liens being placed on properties, send out warning notices. If outstanding balance is not paid in a timely matter CBAPOA will proceed with legal action. Passed 3-1
3. Make early payment on loan. Passed unanimously \$\$ amount to be determined.
4. March 25, 2023 telephone conference to discuss setting \$\$ amount for assessment dues.
5. Redline By-Law draft to be prepared by Kelle Rahm

Adjournment

Motion to adjourn by: *Joe Chambers*

Seconded by: *Kelle Rahm*