

APPROVED AT
AUG 5, 2023 MEET

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

April 22, 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 April 22, 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, Kelle Rahm
Secretary, Charlene O'Brien*

3. APPROVAL OF MINUTES FROM THE MARCH 11, 2023 MEETING

Minutes from the March 11th, 2023 were read by the secretary.

Motion to accept by Travis Elliott

Seconded by Kelle Rahm

Motion Carried

4. FINANCIAL REPORT

Secretary gave financial report as of March 31st, 2023

Checking Account Balance	\$ 12,341.44
Money Market Account Balance	\$ 2,538.22
Delinquencies	\$ (5,983.20)
FNB Loan Balance	\$ 16,851.43

Motion to accept by Joe Chambers

Seconded by Travis Elliott

Motion Carried

5. UNFINISHED BUSINESS

Status on Delinquent Statements: mailed with warnings of legal action for non-payment.

Jan 2022 Delinquent **\$(10,386.10)**

Current Delinquent **\$(5,983.20)**

Status on FNB Loan principal payment: made \$5,000.00 payment on March 30, 2023

Previous Balance \$ 21,851.43

Current Balance \$ 16,851.43

Status Red Line version of By-Law proposed updates: Kelle Rahm is ninety-nine percent done with it and will forward to secretary for distribution to CBAPOA members for review and vote.

Motion to accept by Travis Elliott

Seconded by Kelle Rahm

Motion Carried

6. NEW BUSINESS

Proposed \$ 250.00 dollar amount for annual assessments to be included in the updated by-laws for CBAPOA members to vote on. Passed Unanimously.

Motion to accept by Travis Elliott

Seconded by Kelle Rahm

Motion Carried

7. ADDITIONAL ITEMS/ANNOUNCEMENTS

1. Theresa Rhody proposed new subdivision sign at entrance to subdivision to read Camp Branch Acres Subdivision. Board voted that this project could be done with the following conditions, the existing sign(s) will stay in place, proposed sign could be located across from the existing sign, dig tests performed, approval in writing from property owners and authorities pertaining to this area, no cost or liability to CBAPOA.
2. David Simons volunteered to pay \$ 1,000.00 for a load of asphalt and to email him invoice once it has been delivered to the subdivision.

8. NEXT MEETING DATE

Date: June 10, 2023

Time: 10:00am

Location: TBD

Adjourned at 10:00am

Motion to adjourn by: Jerry Sullivan

Seconded by: Travis Elliott

Camp Branch Acres POA 2022-2023 Financials

Checking Account	May	June	July	August	September	October	November	December	January	February	March	April	Year
INCOME													
BALANCE FORWARD	13,184.10	13,295.35	13,364.69	11,831.04	11,811.54	12,494.85	12,485.10	14,009.35	14,009.35	17,871.60	12,782.19	12,341.44	
Dues	321.00	150.00			692.00		1,534.00		4,605.00	3,829.00	4,594.00	0.00	15,725.00
Loans													0.00
Fundraising/Donations													0.00
Income totals	13,505.10	13,445.35	13,364.69	11,831.04	12,503.54	12,494.85	14,019.10	14,009.35	18,614.35	21,700.60	17,376.19	12,341.44	
Total Income	321.00	150.00	0.00	0.00	692.00	0.00	1,534.00	0.00	4,605.00	3,829.00	4,594.00	0.00	15,725.00
EXPENSES													
SHECO	9.75	9.75	9.75	9.75	9.75	8.69	9.75	9.75	9.75	9.75	9.75	9.75	115.94
TRA	0.00	13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.50
Liability Insurance	0.00	0.00	1,399.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,399.00
East Texas Asphalt	0.00	0.00	124.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124.90
Sullivan Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
First Nat'l Bank (CB, Loan)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,908.66	5,000.00	0.00	13,908.66
USPS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trinity City Tax/tags	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Neims Dozer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other (supplies, Reimb, etc.)	200.00	57.41	0.00	0.00	0.00	0.00	0.00	0.00	733.00	0.00	25.00	0.00	1,015.41
Total Expenses	209.75	80.66	1,533.65	9.75	9.75	8.69	9.75	9.75	742.75	8,918.41	5,034.75	9.75	16,675.41
	209.75	80.66	1,533.65	9.75	9.75	8.69	9.75	9.75	742.75	8,918.41	5,034.75	9.75	0.00
Checking Acct Balance	13,295.35	13,364.69	11,831.04	11,821.29	12,493.79	12,486.16	14,009.35	13,999.60	17,871.60	12,782.19	12,341.44	12,331.69	0.00

Money Market Account	May	June	July	August	September	October	November	December	January	February	March	April	Year
INCOME													
BALANCE FORWARD	2,535.89	2,536.11	2,536.31	2,536.52	2,536.74	2,536.94	2,537.17	2,537.37	2,537.59	2,537.81	2,538.01	2,538.43	
Interest Earned	0.22	0.20	0.21	0.22	0.20	0.23	0.20	0.22	0.22	0.20	0.42	0.22	
Loans		0.00											
Fundraising													
Money Market Acct Balance	2,536.11	2,536.31	2,536.52	2,536.74	2,536.94	2,537.17	2,537.37	2,537.59	2,537.81	2,538.01	2,538.43	2,538.65	

4th Loan Payment of \$ 6,806.05 due 02.01.2024
Remaining Balance \$16,851.43