

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

JUNE 10, 2023

Approved
9/9/23
R. Sullivan

Minutes of the Annual Meeting of the CAMP BRANCH ACRES PROPERTY OWNERS' ASSOCIATION, Trinity, Texas, held at Boat Ramp Area on W Big Lake Road, Trinity, Texas 75862 at 10:00 am on June 10, 2023.

1. CALL TO ORDER

Boad Chairman, Jerry Sullivan called the meeting to order at 10:10 am

2. ROLL CALL OF OFFICERS

By Jerry Sullivan at 10:10 am

Present: Chairman, Jerry Sullivan Officers: Travis Elliott, Joe Chambers, Kelly Harrell, Kelle Rahm

Secretary; Charlene O'Brien

3. APPROVAL OF MINUTES FROM JULY 8, 2022 CBAPOA ANNUAL MEETING

Minutes of Previous Annual Meeting read by Secretary, Charlene O'Brien

Motion to accept by: Kelle Rahm

Secoded by: Travis Elliott

Motion Carried

4. APPROVAL OF AGENDA

Motion to accept by: Kay Sullivan

Secoded by: Tim O'Brien

Motion Carried

5. REPORTS

a. Financial Report read by Secretary as follows:

Checking Acct Balance	12,212.64
MM Acct Balance	2,538.65
Delinquencies	(5,321.20)
FNB Loan Balance	16,851.43

Motion to accept by: Jeremy Marcantel

Secoded By: Bertha Corley

Motion Carried

b. Infrastructure delivered by Travis Elliott

Thank you to Jerry Sullivan, Joe Chambers and Tim O'Brien for continued road maintenance.

Thank you to David Simons for road material donation of \$ 1,000.00.

c. Communication/Liaison

Kelly Harrell had nothing to report.

d. Roads

Joe Chambers reported that along with himself, Jerry Sullivan and Tim O'Brien they would continue road maintenance using their own equipment and fuel.

6. CANDIDATES FOR BOARD INTRODUCTIONS

Each candidate introduced themselves and spoke on their community goals if elected.

Bertha Corley: offered previous board experience and fundraising efforts would be beneficial to community if elected.

Jeremy Mercantile offered his previous experience in the military and as a police officer to be assets. Stated he is currently a Pipefitter at Goodyear in Pasadena, TX. Explained that he is not intimidated by others' opinions to make decisions. He remains open-minded as a common practice. When dealing with issues the steps he uses are to listen, research, evaluate information and prioritize before he makes any decisions.

Kelle Rahm explained that she has been a property owner here since 2016. Has served on the board previously. She considers herself to be everyone's friend. She puts family and safety first.

7. CALL FOR VOTES

Call for votes; Election and By-Law all in by: Jerry Sullivan

8. NEW BUSINESS

Renewal of Board of Directors and Officers insurance payment due approximately \$1,450.00. Approval to pay.
Motion to accept by: Joe Chambers
Seconded by: Kelle Rahm

9. OPEN DISCUSSION

Cody Hahn updates on signage at entrance to subdivision on left hand side. Would not be occurring at this time due to underground utilities. More information to follow in the future.

10. ELECTION OUTCOME

Votes Talled by: Lawrence Adamick/Trinity County Constable Pct 1
and Linda Adamick/Trinity County Justice of the Peace Pct 1 Clerk

New Board Members elected:	Bertha Corley	23 Votes
	Kelle Rahm	25 Votes

By-Law Revision Updates Not Pass	29 No
	9 Yes

11. EXECUTIVE SESSION

Kelle Rahm volunteered to Chair the Board
Bertha Corley wants to focus her energy on fundraising.

12. OPEN DISCUSSION

CBAPO, Skyler Roundtree asked what happens now with the By-Laws because they need updates? Jerry Sullivan stated the new and current board could ask for volunteers to form another by-law committee go through the same process of updating and presenting changes to the board until the board approves it to be sent out to property owners for a vote through a special meeting. Jerry Sullivan clarified that he was strictly providing information on what could happen not what was going to happen.

13. NEXT MEETING DATE

Date: August 5, 2023

Time: 10:00am

Place: Bertha Corley's Home
164 Lakeside Circle
Trinity, TX 75862

14. ADJOURNMENT

Motion to Adjourn By: Bertha Corley
Seconded By: Joe Chambers

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	12,331.69	12,212.64	12,281.98	10,748.33	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	2,110.00	150.00			692.00		1,534.00		4,605.00	3,829.00	4,594.00	0.00	17,514.00
Loans													0.00
Fundraising/Donations													0.00
Income totals	14,441.69	12,362.64	12,281.98	10,748.33	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	2,110.00	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	17,514.00
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	1,596.30	0.00	124.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,721.20
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)	473.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,908.66	5,000.00	0.00	14,381.66
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	98.00
Trinity Cty 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.)	150.00	57.41	0.00	0.00	0.00	0.00	0.00	0.00	733.00	0.00	25.00	0.00	965.41
Total Expenses	2,229.05	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	18,694.71
Checking Acct Balance	12,212.64	12,281.98	10,748.33	10,738.58	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