

CAMP BRANCH ACRES PROPERTY OWNER'S ASSOCIATION
125 W. BIG LAKE RD
TRINITY, TX 75862

BOARD MEETING MINUTES

Date: Saturday, October 7, 2023

Time: 10:00a.m.

Place: 164 Lakeside Circle, Trinity, TX 75862

1. Call to Order

- Meeting was called to order @ 10:00 by Kelle Rahm

2. Roll Call

- Travis Elliott
- Joe Chambers
- Bertha Corley
- Kelle Rahm
- Kelly Jester-Harrell

3. Board Meeting Minutes:

- Draft meeting minutes from the 9/9/23 board meeting were distributed to all board members in advance of this meeting. Meeting minutes were approved by all Director's with no changes.

Travis Elliott motioned to accept. Joe Chambers seconded the motion. All board members were in favor, but there were no board members opposed. Motion passed.

4. Reports:

Financial

- The treasurer read the current financial report ending September 30th. The financial report was approved.

Joe Chambers motioned to accept. Bertha Corley seconded the motion. All board members were in favor there were no board members opposed. Motion passed.

Roads

- It was discussed that there are gaps in bridge that need to be repaired. Asphalt will not work, and it will require tar. At this time there is no money in the budget for these repairs.
- There are holes that need repairs. It was discussed that the white rock had already been approved and it would just need to be ordered and spread. If there is no one in the community to spread the rock then Joe and Travis will get quotes.

Approved K. Harrell
12/2/23

- Street signs are in the process of being replaced. The board is the process of in the process of Checking with county commissioner on contributing the signs.

Community Communications

- Mailings are down to 21.
- Positive feedback from property owners regarding the distribution of the meeting minutes.

Fundraising

- Live auction will be held on November 11th.
- The garage sale will be held November 18th.
- Frito pies with nachos and drinks will be on sale at \$5.00 each.
- The committee is asking for donations,

5. Old Business:

- Secretary:
 - It was confirmed with our Insurance Agent (voice mail from agent played for everyone at the meeting) that the secretary is not covered under the Boards current insurance policy and therefore any duties that pertain to the handling of money will need to be performed by a board member.
 - The board reviewed revised secretary and treasurer duties prepared by Kelle Rahm
 - Secretary pay will remain at \$200.00.

6. New Business:

- Vote date and/or voting committee/neutral tabulators.
 - The board will count the votes at the November 11th meeting in front of everyone.
 - Will mail out ballots today. Board members will stay after the meeting to stuff the envelopes.
 - Will post on website.
 - Will email all property owners with an email address.

7. Next Meeting Date

- November meeting will be November 11th @ 10:00 am at the boat ramp.

8. Open Discussion (3 min. per person)

- Kay Sullivan: Stated the secretary should be voted on by the Board.
 - Per the bylaws at this time, we are required to vote in the secretary and are unable to appoint anyone at this time.
- Jerry Sullivan:
 - Does not want to spend money on a neutral meeting location.

Meeting Adjourned at 11:06 am to go into Executive Session

9. Executive Session Summary

- Discussed separation of Secretary and Treasurer duties.
- Discussed the secretary position in the future would be supervised by the board.
- Discussed amendment to send for member vote.
- Discussed neutral meeting place.

Meeting reconvened at 11:36

- Kelly Harrell read overview of Executive session discussion.

10. Motions Voted on by the Board:

- Splitting of Secretary and Treasurer roles and duties:
Motion made by Joe Chambers to approve splitting the Secretary & Treasurer position with the duties being what Kelle Rahm had outlined earlier. Bertha Corley seconded the motion. All Board members were in favor, there were no board members opposed. Motion passed.
- Nomination of Treasurer
Motion made by Travis Elliott to nominate Kelly Harrell as the Treasurer was seconded by Bertha Corley. All board members were in favor, but there were no board members opposed. Motion passed.
- Nomination of Secretary
Motion made Kelle Rahm nominate Theresa Rhody as the secretary Kelly Harrell seconded this. Bertha Corley, Joe Chambers and Travis Elliot abstained from the vote. Motion passed.

9. Adjourn

- Motion to adjourn was introduced at 11:47 by Kelle Rahm. This was accepted by Kelly Harrell seconded by Travis Elliott. All board members were in favor there were none opposed. Motion carried.