

 approved  
7/27/24

Motion made by  
Kelly Harrell  
seconded by  
Jerry Sullivan

CAMP BRANCH ACRES PROPERTY OWNERS ASSOCIATION  
125 W. BIG LAKE RD., TRINITY, TX 75862

all in favor  
no one opposed.

## ANNUAL MEETING MINUTES

Date: Saturday, June 22, 2024  
Time: 10:00a.m.  
Place: 356 Volunteer Fire Department

Pre-meeting discussion with Game Warden Shanafelt. He discussed safety, how his agency helps and is available through Trinity County Sheriff's Office, and advised on and answered questions from members.

1. Call to Order- Chairman Kelle Rahm called to order at 10:14a.m.
2. Approval of Agenda-Marilyn Seiler motioned to approve, Tim O'Brien 2<sup>nd</sup>. All in favor, none opposed.
3. Reading and Approval of meeting minutes from June 10, 2023-Tim O'Brien read minutes from annual meeting of June 10, 2023. Jerry Sullivan motioned to approve, Charlene O'Brien 2<sup>nd</sup>. All in favor, none opposed.
4. State of the Community-Chairman Kelle Rahm stated the state of our community is lost. She relayed the board had to address many obstacles over the past year. The community is divided and struggles to work together for unity. She reiterated that those that filed FEMA claims will have information forwarded as needed (i.e. estimates of road repairs).
5. Financial Report-Kelly Harrell read financial report and answered questions. Charlene O'Brien asked questions about Other Income (Road fund) deposits and wanted to give credit to original fundraising committee for donating \$540 to this fund. Kelly Harrell stated she could provide information as requested. Tim O'Brien motioned to approve, Jerry Sullivan 2<sup>nd</sup>. All in favor, none opposed.
6. Old Business: NONE
7. Open Discussion
  - Tammy Waters stated there were 2 yellow kayaks on her property for anyone missing them.
  - Ben Stubbs stated he had 2 john boats on his property. Michelle Lilley claimed one and Marilyn Seiler claimed the other, both stating they would pick up.

-Marilyn Seiler stated for everyone to file a FEMA claim. She asked that a line be added to the budget for FEMA funds and expenses. Kelle Rahm stated the new board will discuss at first board meeting.

-Tim O'Brien stated he made an agreement with the property owner where our temporary road is located by helping to clean up the lot for the property owner in turn Camp Branch Acres to be able to use the lot. He asked for decrease in speed going through Hawg Heaven subdivision to show respect for using the road.

-Theresa Rhody stated she had to have a power truck come thru the temp road due to a tree that had fallen on her home and knocked out her power. She had concern for the weight of the truck. Jerry Sullivan asked about the weight limit sign and Kelle Rahm stated she has it and will give it to Jerry to construct. Charlene O'Brien stated she would help if needed in directing heavy vehicles coming across the temporary road.

-Kay Sullivan stated she brought her FEMA letter if anyone wanted to inspect for in the information. She also stated she wanted the board to sit before the meeting. Kelle Rahm discussed that Travis Elliott was out of town, Joe Chambers only notified his absence the morning of the annual meeting and Kelly Harrell was conducting treasury duties. Kelle Rahm stated the absence of board members was not intentional it was only because the two board members present were doing multiple tasks.

-Charlene O'Brien asked for clarification of bylaws on the website. Page 11 needs to be added to what was previously scanned and will be uploaded by Kelle Rahm.

-Mike Harris stated he and his wife Jen are nurses and wanted to lend their experience to help in emergency situations if needed while waiting for an ambulance or emergency services to arrive. He gave a phone number of 832-592-7173 for owners to call if needed.

8. Counting of votes/Election of new Board of Directors-ballots and proxies were counted by Mary Wallace, J.P. Pct. 1 and Lawrence Adamick, Constable Pct. 1. Members asked questions of how ballots were counted and if there were any invalid. Const. Adamick relayed there were a few that were invalid. In the end, Jerry Sullivan had 17 votes, Kelly Harrell had 14 votes, Phillip Canaday and Charlene O'Brien both had 13 votes, and Cody Hahn had 12 votes. The amendment proposal did not pass with 12 approve and 14 disapprove.

9. Next Annual Meeting Date: TBD

10. Adjourn-Tim O'Brien motioned to adjourn, Kelly Harrell 2<sup>nd</sup>. All in favor. Meeting adjourned at 11:01a.m.

Executive Session:

Kelle Rahm called executive session to order at 11:33a.m.

Nominees for Chairman: 3 votes for Kelle Rahm, 2 votes for Phillip Canaday. Kelle Rahm will continue as Chairman.

Nominees for Secretary: All in favor for Kelly Harrell to be secretary

Nominees for Treasurer: All in favor for Charlene O'Brien to be treasurer. Kelly will work with Charlene during transition.

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Discussion of setting up a separate FEMA bank account and keeping specific records of account for FEMA expenses. Charlene will work on getting information on new account and signer cards. Signees will be picked at first board meeting.

First board meeting set for 7/27/24 at 8:30a.m. CDT. Charlene will see about using Hawg Heaven Community building.

Executive session adjourned at 12:02p.m.