PLOA Board Meeting Minutes

April 13, 2025

1:00PM

The meeting was called to order at 1:00pm by President Dean Thelke.

Board members present: Dana Vega, Lori Norman, David Chumley, Todd Rohe

Open Forum:

Noel Woods spoke about his concern about the debris, septic and general condition of the property next to him.

No other members requested to speak, and the open forum was closed.

President – Dean thanked several community members for all their help - Carol Pettus, Mr. Dickey and Dennis Scroggins, just to name a few. Dean gave an update on the small claims cases and plans to move forward with liens on a number of other properties.

We will get bids for road repairs in the next month and suggest we buy bags of filler to fix some of the potholes in the meantime. It was discussed that we need to cut the trees that are encroaching on the road on Northview and Shoreline specifically, and any other places that we find.

It was discussed/agreed that we add language to the ACC form about construction/large vehicles are responsible for any road damage.

Secretary/Treasurer – Lori presented an update on the Deed Restriction vote and reported that we now have 278.4 votes in favor of the amendments and 7 ¾ no votes. 265 lots (67%) are needed for the amendments that were made at the June 2024 members meeting to pass. The paperwork will be filed with the Hunt County Clerk next week. (We are also still expecting a few more yes votes in the mail at this time)

The 2025 budget was reviewed. After some persistent work dues collections are up and we have 11 owners that have not paid in the past, finally pay or get on a payment plan. After reviewing the numbers, we should be comfortable spending $10 - $12,000 on the roads in the next month or so.

Proposed By-Law amendments were covered and will be brought forward with a vote of the members at the June 2025 meeting (see attached).

The Fine schedule was reviewed and the statement – Property that has become neglected and/or in a dilapidated condition was added to the property violation section which has a $250 fine.

Lori remined everyone that two seats are up for election to the board, hers and David’s. A notice will be posted asking if anyone would like to be added to the ballot. Lori and David have requested their names be added.

The PLOA tax return has been completed and filed. Once again, the service was donated by a community member.

There was a discussion regarding the over 65 dues increase exemption which was removed from the By-Laws at the June 2022 meeting. The question was about establishing a policy that applies only to the person listed or their spouse and it is not passed down to their heirs or a new property owner. This will be brought up at the June 2025 meeting to see how the community feels about it.

The board discussed and agreed to a policy that receipts for any purchases that will be reimbursed by the PLOA must be submitted within 30 days of the purchase.

1st VP/Fundraising – Dana reported that mowing has started at the park/entrance (thanks again to the volunteers) and will continue to ask for help for those who need assistance with their lots. Fundraisers planned so far are a 4th of July event with a cookout/fish fry along with other activities. The annual Football Squares will take place again this year and have been successful in the past. On October 18, 2025, we will hold the annual Boo at the Park and include a Founders Day celebration. This will again include food/ raffle/ and games.

Board Member – David requested that we investigate adding a fire extinguisher and first aid kit somewhere in the park.

Board Member – Todd reported that he inspected the restrooms and that a toilet in the women’s restroom needs a new seal. Dana offered to speak to an owner about helping with the project.

There was no other business, and the meeting was Adjourned at 2:45pm