

Approved Minutes Regular Session
PCCOA Board of Directors Meeting
Chamber of Commerce Bldg.
Aransas Pass, Texas
1 April 2017

Directors & Officers Present: President Don Rager, Vice President Mike Hart, Treasurer Lyle Beavers, Secretary Mary Steed, Tom Ballard, Matt Dabbs, Kathryn Foley, Assistant Treasurer Charnel Hart, Assistant Secretary Kelly Beavers

Directors & Officers Absent: None

Acting as meeting secretary: Kelly Beavers

PCCOA members present: None

I. OPEN SESSION

- A. A quorum for the meeting was established
- B. Don Rager called the meeting to order at 9 a.m.
- C. A Motion was made to approve the minutes for the Regular Meetings of February 1 and February 4, 2017. Moved: Mike Hart. Seconded, the motion carried.

II. REPORTS

A. Financial Report:

- i. The Balance Sheet as of March 25, 2017, and the Profit and Loss Statement for YTD 2017 were presented to all members present by the Treasurer and Assistant Treasurer. Also included was a Transaction Listing by Vendor for YTD 2017. The report was accepted as presented.
- ii. A question was raised regarding the Security System: Over what time period or schedule will the cameras be depreciated? Charnel will discuss with the accountant and report back.
- iii. A motion was made to authorize Josephina Villarreal (CPA) to perform our annual audit again this year. Moved: Lyle Beavers. So seconded, the motion carried.

B. Architectural Control:

- i. Our new inspector is Carey Dietrich, hired by the Board in February following John Davis' retirement.
- ii. Activity:
 - 638 Bay St – Awaiting formal dock plan application
 - 101 Bay Ct – New Home Construction underway
 - 111 Bay Ct – New Home Construction underway
 - 109 Bluefish – Pool/Cabana Construction underway

- 104 Tarpon – New Home completed, need to check for final inspection
- 101 Mackerel Ct – Dock and New Home Construction plans approved
- 106 Sailfish Ct – Pergola completed, need to check for final inspection
- 113 Amberjack – Dock and fence plans in discussion

- iii. A discussion was held on inspection fees, and it was agreed that (a) if a plan is resubmitted requiring an additional plan review by the inspector, an additional fee will be collected from the owner/builder, thus enforcing C&Rs and ACC guidelines already in place, (b) rain gutters do not need to be permitted and therefore the owners at 861 Pompano are to be refunded their application fee, and (c) pools do not need to be formally inspected as was done at 109 Bluefish.

C. Property Patrol

- i. Kelly presented a summary report: 24 offenses noted in February and March, some repeats. With emails sent, most have been corrected.
- ii. Trailer Tracking: 1013 Pompano exceeded 30 days (owner contacted and will comply), and 801 Pompano is at 2+ weeks. There is an abandoned car in the driveway of 961 Pompano. (Kathryn to follow up with owner.)
- iii. The Property Patrol schedule for the remainder of 2017 has been established.

D. Office Report

- i. Kelly reported that 11 properties have closed in 2017 including 103 Sailfish (foreclosure now resold). The other previous foreclosure at 101 Tarpon is still for sale. There is 1 new foreclosure at 411 Porpoise.
- ii. The website has been updated and cleaned up, and is now much more manageable by the office.
- iii. Per our attorney, the ByLaws change from last June's AGM should be filed with San Patricio County under the Secretary's notarized signature. Forms provided to Mary Steed to follow up.

III. OLD BUSINESS

A. Security Camera System:

- i. Completed and final payment made to TKO.
- ii. Video surveillance signs have been placed at all entrances including the sea gates.
- iii. Tom noted we may eventually want to add a dedicated UPS to avoid outages.

B. City of Aransas Pass Projects:

There has been no progress by the City on the Pompano Drive drainage pipe / sink hole since Sylvia Carillo left the Council. Don and Mike will attend the City Council meetings to raise our issues (again) including the need to resurface Pompano and paint the fire hydrants.

IV. NEW BUSINESS

A. Investment Proposal:

Lyle presented a detailed set of options for investing our funds to earn more interest than we are currently getting at Prosperity. Lyle recommended that we:

- i. Establish a higher interest Money Market account at Navy-Army Community CU
- ii. Move ~\$77,000 in Prosperity Money Market to the new Navy-Army account
- iii. Move ~\$93,000 in Prosperity Checking to the new Navy-Army account (for a total of ~\$170,000)
- iv. Leave remainder of ~\$50,000 in Prosperity Checking to fund ongoing operating expenses for the remainder of 2017

Matt enquired about the sufficiency of our reserves. Charnel explained that our formal annual audit indicated that we are well short of reserve funds needed in the event of a catastrophe. The auditor's conclusions will be discussed at the next Board meeting.

Mike moved that Lyle's recommendations be accepted and implemented. So seconded, the motion carried. Don and Charnel will execute with Prosperity and Navy-Army.

B. Tom led a discussion on fencing rules for canal-end lots. These are very specific lots, few in number, whose owners would like a partially closed fence for privacy at their house line. Two of these lots up for immediate consideration are 101 Mackerel and 638 Bay St. Partial privacy requires a variance, which in turn requires impacted neighbor notice and approval. The Board concluded that variances will be approved for such canal-end lots desiring partial privacy fencing beyond the house line into their setbacks assuming neighbors are in agreement. Furthermore, Kathryn will draft a resolution to be reviewed at the next meeting stating same.

C. Kelly raised a member's request for an Association-wide Garage Sale to be held on our vacant lot at Pompano and Dolphin. Don reported that we do not have liability insurance on the lot and such an event could represent a risk to the Association. Don also reported that a Garage Sale permit for a "community" event is significantly more expensive than that for individuals, and requires toilets, insurance, and parking plans. After discussion, Lyle motioned that we do not enable a Garage Sale on our vacant lot. So seconded, the motion passed.

It was discussed that alternatively, a member can organize a community event in which a date would be selected and members canvassed for participation. The actual garage sales would be held on members individual properties, with members acquiring the necessary permits for their individual sales. The office could facilitate canvassing by providing the public email listing (containing members' email information who have agreed to share).

V. OPEN MIC FOR MEMBERS: none

VI. EXECUTIVE SESSION: none needed

VII. ADJOURNMENT

A. Next scheduled Regular Board meeting is June 3, 2017 at 9am in the Chamber.

B. There being no further business, Don adjourned the meeting at 10:40 a.m.