

POINT VENTURE PROPERTY OWNERS ASSOCIATION, INC.

NOTICE OF BOARD OF DIRECTORS REGULAR MEETING

TO BE HELD ON December 10, 2022

Please be advised that the Board of Directors (the “Board”) for Point Venture Property Owners Association (the “Association”) intends to conduct a regular meeting of the Board at 9:00 a.m. on December 10, 2022, at Point Venture POA Venture Room, located at 555 Venture Blvd. S., Point Venture, Texas 78645 (the “Board Meeting”).

I. Establish Quorum & Introductions

At the Board Meeting, the Board may discuss and/or take formal action concerning the following matters:

ITEMS UNDER PARAGRAPH II ARE CONSENT AGENDA

II. Approval of the Minutes

1. October 8, 2022 – Regular Board Meeting Minutes
2. December 3, 2022 - Special Board Meeting Minutes

III. Treasurer’s Report – Jim Hawkins (September 2022 and October 2022 Financials)
Motion to acknowledge the September and October 2022 Financials.

IV. President’s Report – Frank Engels

V. Manager’s Report – Lori Martin

VI. Golf Report – Justin Orbin

VII. Member Input and Inquiries: Members who wish to speak should sign the sheet at the back of the room. Each speaker will be limited to three (3) minutes uninterrupted.

VIII. Unfinished Business

1. (Tabled at last meeting) Possible motion to designate a specific location for the WCID to use PVPOA common area property for vehicle and/or equipment storage during the construction of a new water treatment facility. Once the construction begins, it is estimated that the common area will be used for 2 ½ years.

IX. New Business

1. Discussion and possible motion to approve the new, proposed rates relating to the Golf Department.
2. Discussion of the approval of the agreement between the Village and the POA for the Village to use the POA’s Bobcat/backhoe on a scheduled basis, to include insurance coverage for the POA.

3. Motion to adopt the proposed Collection Policy for the PVPOA.
4. Motion to approve two (2) Resolutions authorizing the attorneys of Cagle Pugh to proceed with foreclosure pursuant to the Association's lien authorized by the Declaration of Covenants, Conditions and Restrictions of the Association, Including the preparation and filing of all requisite documents, pleadings, and notices, with respect to the following delinquent accounts. The Attorneys of Cagle Pugh are further appointed as trustee to exercise any power of sale granted to the Association, if said power of sale exists, with respect to the following delinquent accounts.

Resolution #1 – regarding Cagle Pugh account number 001489-000020

Resolution #2 – regarding Cagle Pugh account number 001489-000018

5. Discussion and motion to adopt the proposed 2023 PVPOA Operating Budget.
6. Discussion and motion to adopt the proposed 2023 PVPOA Cap X Budget.
7. Motion to grant instruction from the General Manager to the PVPOA's Accountant to open a new account with Edward Jones for the deposit of the *additional* marina slip increase revenue received based upon the difference of the November 2021 – October 2022 rates and the November 2022 – October 2023 rates.

X. Adjourn