

## **East Shore Estates Property Owners Association Minutes of Annual Board Meeting Sunday April 22, 2012**

**OPENING...** with a prayer by Mary More at 205pm.

**MINUTES...** from last year's annual meeting 5/1/2012 as distributed in mail-out packet and also available today for review were approved by motion and then by unanimous sign by audience.

### **TREASURER'S REPORT..**

Should carry over approximately \$5000.00 from this year to next year. Some of this year's expenses/accomplishments; rebuilding of pavilion fishing pier, web site upgrade and more user friendly and board was able to get the value of the pavilion property decreased from a proposed 2012 value of \$232,000 which was a 792% increase from previous year. Board obtained a reduced tax value to \$1,000.00 resulting in Tax value of \$17.00 a year. This will be a permanent value. Total tax for 2011 for all ESEPOA property tax of \$33.58. No questions from floor report was approved by motion and then by unanimous sign by audience.

**ESEPOA BY-Law/Deed Restriction Changes;** Hank suggested a committee be formed to look at revision/updates to address issues that have come up recently in our community, as well as potential problems, for the by-laws and deed restrictions. To change the by-laws takes a simple majority and to change the deed restrictions will take 80% approval of property owners. Currently the by-laws and or deed restrictions do NOT allow or give the ESEPOA board to actively enforce them. The deed restrictions and by-laws need updating and some avenues for some teeth in them. Currently enforcement has been with assistance of attorney and the fees associated with the action. Also addressed the issue that all property owners have to abide by the deed restrictions but not all property owners have to be a part of the East Shore Property Owners Association (this is outlined by which unit your property is in) and only the property owners that are in the Association have to abide by the By-Laws. There are currently approximately 232 property owners; 176 ESEPOA members. Definition runs with land; even if it is recently sells the deed restrictions remain with land. The goal is to strengthen current deed restrictions and by-laws.

**Members which volunteered for committee;** Sheri Bjork, Bobby Bobbitt, Robin Kisling and Pam Show . Thank-you for volunteering!

**Some projects completed this year;** sign at entrance refurbished; new lights for helo pad were repaired after vandals broke the faa approved landing lights as well as accomplishments mentioned above.

**Food Bank Donations;** donation boxes were provided during annual meeting. This food bank in Troup only serves the 75789 zip code. Property owner Ms. LaDell Tuley was very active member and part of this food bank and has passed away recently. The board made a \$100.00 donation in her name. Thank-you for the donations received today.

**Lake Tyler Round Table;** Steve Hall has been representing our ESEPOA at the round table meetings. Reports most of the most immediate changes are on the

West Lake; such as the Sandy Beach area being broken up into lots for long term lease. Steve ask for members of the ESEPOA to let the board know if they hear of any changes. Also noted that East Shore Estates is now in a different district and have a new Representative is no longer Mr. Leo Berman. And the election is May 29<sup>th</sup>. Also reminded the esepoa members of the upgraded website and if a member is going to make changes on their property to review the by-laws and deed restrictions, which are listed on the web site, for their section or lot number and to fill out the application which is on the web site or call for assistance to get one. The board is here to help the members stay in compliance Before a project is started from the beginning is easier than a re-do. Question from floor ask; Can we get rid of all metal roofs; Answer; No some metal roofs are appropriate, Please submit plans and if possible samples for prior approval. We as board are trying to comply and be consistent but we need the help from each of you. Question from floor; regarding cutting of trees. If the property is on lake front you must get permit from City to cut trees, See Chapter 19, has to do with erosion into lake. Beware of tree cutting scammers if they are cutting long lengths and then loading on to a truck/trailer they may be selling the wood and per deed restrictions you cannot sell clear cut wood in ESE.

**ESE Web site;** Web master Bob Dillon; has information on Verizon phone service and internet status and Internet provider Zoom media which is no longer in business and is seeking bankruptcy protection. Will meet with anyone after the meeting for any questions.

### **NEW BUSINESS**

1. Request from the floor; to get a speaker system for the next meeting so people can hear.
2. Explanation of the orange netting around the Pavilion was due to 2 geese have taken up housekeeping at the Pavilion and board members have cleaned twice in the previous several days for the meeting.
3. Hank requested volunteer to coordinate for a east shore estate area garage sale, no one volunteered at this time.
4. Will have work day for the community and will need volunteers; date will be set at later time. If you wish to volunteer make sure board has your contact information.
5. Lawn mowing-is up for bids, see web site, all details of the mower requirement are posted on the website. Will be responsible for pavilion site, front entrance, boat ramps 1 & 2 and #2 helo pads. Contact board for information or bids.

### **Special Guest Speakers:**

**Smith County Sherriff Deputy Officer and Candidate for Sherriff-Mr. Bobby Garmin. The Non-Emergency number is 903-566-6600.**

Issue brought up by audience enforcement of lease laws; Officer Garmin related Smith County does have leash laws and dogs are to be on your property or on a leash, will have animal control division do patrol also instructed to call the 903-566-6600. Also noted from the floor the problem of continued speeding; which got some better last year when officers were out here patrolling then has gotten

bad again. Officer Garmin reports there is 42 patrol deputies and answered Smith County. Officer Garmin will attempt to have the mobile Sherriff unit in the area Arp/Troup also to increase interaction with the people of the community and the sheriff department. Also reminds us that most offences are those of opportunity; such as garage doors open, lawn equipment left in plain sight and boats or jet skies unlocked, to be proactive, put equipment up, lock gates and doors etc. If you do call the 903-566-6600 number and do not feel you have gotten a satisfactory answer ask to speak to a supervisor and keep asking until you are satisfied with the answer. If you have an emergency call **911**.

**Smith County Constable Mr. Dustin Rust-**

Issue brought up from floor of increased soliciting Mr. Rust informed the community could place a "**No Soliciting**" sign at the entrance and then if the problem continues to call his office at 903-590-4745. Also stressed having your home/property properly and clearly marked with your 911 address that just on the mail box is not enough need the house also marked for quick and easy identification. Related when you call the non-emergency number 903-566-6600 the officer either the sheriff or the constable that is closest or able to response will do so.

**Hank informed floor that Mr. Cary Nix Smith County Commissioner** was invited to also speak and did not attend.

**Hank president introduced current board members.** Informed audience has 4 positions currently up for election with 3 members volunteering for re-election and 1 vacant spot, which is Ron Keeley position which has been the treasure. Requested volunteer from floor. Mr. Doug Chadwick volunteered for a board member position. Hank ask if no one else was interested in running for the board if re-election and election of board members that are running for re-election be allowed to stand, approved by motion and general unanimous sign by audience. Thank-you and welcome Mr. Chadwick.

Thank-you to the vendors and their information; Gower Internet Services and the Smith County SPCA.

Adjourned by motions and passed by unanimous sign from audience.

Thank-you for a wonderful turn out!