



Mountain Lakes Board of Directors Meeting

Wednesday, May 4, 2022, 6:00 PM

Mountain Lakes Clubhouse

MINUTES

In Attendance

In Attendance:

Greg McClaran, President

Jeff Blaker, Vice President

Kevin Russell, Secretary

Holly Dewar, Director

Emily Dale, Director of Community Association Management
Homeowners

1. Call to Order
President McClaran called the meeting to order
2. Roll Call and Verification of Quorum
Quorum Verified
3. Owner Comments (Owners to address the Board; 5 minute limit per owner).
Owner Madeleine Turnipseed inquired about a washout near the Northern end of Angler's Cove.
Owner Sandy Graham asked about Gravel Condition on the Walking track
4. Approval of February 9, 2022 Meeting Minutes (approved via email by Board)
5. Financial Update
Brief Update provided by Emily Dale
6. Legal Update
 - a. Ladner et al lawsuit
Lawsuit appeal is currently in Amarillo District
7. Committee Reports
 - a. Lake Committee
Steve Brashier provided a Lake Committee update. Beacon Lake is 4'-8" below the

spillway. Stressed importance of No Wake on Beacon Lake and Upcoming Lake Management Project for Beacon and Angler's

- b. ACC
Paul Smith updated attendees of desire to provide quick turnarounds of ACC applications
 - c. Neighborhood Watch
Kevin Russell stated Need for new Watchmen as well as a Need for a new Chairman
 - d. Community Garden
Cyndi Baldrige thanked the Board for delivery of new garden soil for Community Garden; there are 2 ea. small plots still available for use
 - e. Social Committee
List of names collected for Interested Social Committee members
 - f. RV Park Committee
Need for new RV Park Chair was discussed
 - g. Management Company Updates (including status of CCR violation notices)
8. Amenities Update
- Holly reported on the following work performed, including:
- Amenities update:
- Mowing & lawn maintenance-scheduled to begin this week, weather permitting
- Clubhouse- stairs from upper level to mid-level of the parking lot were power washed; windows were cleaned inside & out; AED delivered 5/3/22
- Lighthouse-the lighthouse & the stone base along with the gunite foundation were pressure washed ; Board will be looking at design for landscape & irrigation for the area behind the lighthouse
- Skyline Park-removed weeds from walking trail path; checked exercise equipment to insure proper operation
- Fishing Lake-Silt that had accumulated on the boat ramp has been removed; road from gate to ramp has been repaired; Associated to check well #7 at the boat ramp this week-currently non-operational; Board has approved Twin Oaks lake management co. to apply fertilizer, create add'l. aquatic vegetation, accumulate data from fisherman re: length, weight, type of fish caught to further recommend actions to improve health of the lake; Twin Oaks will

recommend types of fish feeders & fish food to use to improve the quality of the fish- Board will possibly be adding 1-2 feeders

Beacon Lake-the Board has approved application of herbicide to remove pondweed by Twin Oaks lake management co., date to be determined

Beacon Lake park-the playground equipment has been cleaned & minor repairs completed; broken branches have been cleaned up & hauled off; backfilled voids behind retaining wall @ lake

Pool-Opened April 1; New drinking fountain has been installed; New emergency phone & signage have been installed. Underside of roof structure over the bathrooms, cabana, & seating area has been pressure washed; main disconnect to the pool/cabana area was tripped by a skunk - 100-amp breaker to pool pump room sub panel was burned up & replaced, 200 amp main disconnect has been replaced; area around the transformer & main disconnect has been cleared out for easier access; septic system pump replaced 4/27/22; cleaned up areas where hogs dug up the grass near pool entrance & in Beacon Lake park; AED delivered 5/3/22

9. Ratification

- a. CD Move to First Financial Bank – current signatories & add Kevin Russell; \$149,000 12 mo. CD & \$100,000 in interest bearing account pending possible increase in CD rates
No Action Taken on this Item

10. Current Business

- a. Acceptance of Paul Ryan's resignation and call for candidates to fill the empty board position.
Call for Candidates for New Board Member requested.
- b. Roll Off Dumpsters
The Board approved the renting of several roll off dumpsters for a community clean-up.
Date to be determined.
- c. AEDs at Pool & Clubhouse
AEDs delivered. Discussion regarding offering CPR & AED classes.
- d. CCR Violations Reminder - Notify members of some of the prevalent violations that are being seen.
Update given of current types of violations that are being encountered
- e. Management Company Review and Ad Hoc Committee Notice
Request for Community members to staff the upcoming Ad Hoc Committee to search for a new Community Management Co.

- f. Discuss High Level of Unpaid Assessments and its Impact on POA operations
Attending owners made aware of large numbers of unpaid assessments
 - g. Vehicle Exhibitions in Parking Lots and Other Mt Lakes Roads
Attending owners made aware of vehicular exhibition in Mt Lakes and its effect on Road conditions
 - h. Fire Safety and Burn Ban Reminder
Fire Prevention suggestions presented to owners in attendance
 - a. Reminder that Beacon Lake is currently under “No Wake” rule due to low lake level
Reminder issued of Importance of No Wake due to possible Dam concerns
 - i. Stress Importance of Committees; per POA counsel, committee members cannot serve concurrently on the POA Board; therefore, Kevin Russell will no longer be Neighborhood Watch Chairperson & Jeff Blaker will no longer be the RV Park Chairperson
Collection of contact information for Interested Committee members conducted
11. Executive Session in accordance with the provisions of the Texas Property Code, Section 209
- a. Legal issues
No Legal issues
 - b. Code violations
No Code Violation discussion
 - c. Delinquent accounts
Delinquent Account Collection referral discussed
12. Reconvene into Open Session and consider action, if any, on items discussed in Executive Session
No Further Actions necessary
13. Adjourn
The meeting was adjourned