

April, 2020  
Issue 24

# ***La Buena Reader***

## **LBV Property Owners Association Newsletter**

*The LBV Property Owners' Association, Inc. is incorporated under the laws of the State of Texas as a non-profit corporation, and granted powers of administering the Covenants, Conditions and Restrictions for La Buena Vida.*

### LBV POA Officers

Larry Muenster  
President  
(512) 560-4861  
[ljmuenster@gmail.com](mailto:ljmuenster@gmail.com)

Bruce Ellingsworth  
Vice President  
(361) 227-1287  
[bruceellingsworth@outlook.com](mailto:bruceellingsworth@outlook.com)

Connie Bradley  
Secretary  
(409) 370-5503  
[jb4545@aol.com](mailto:jb4545@aol.com)

## **Minutes of the Annual Meeting**

The annual meeting of the Members of LBV Property Owners' Association, Inc. (the "Association") was held at the home of Dorinda and Bruce Ellingsworth, 18 La Buena Vida Drive at 2:00 p.m. on November 9, 2019.

In accordance with Texas Property Code, a meeting notice sign was posted on the LBV common area on November 6, 2019. Notice of the Annual Meeting and the Agenda were mailed to all property owners on October 5, 2019.

### **The following Members were present in person:**

Officers/Directors: Connie Bradley, Larry Muenster, and Bruce Ellingsworth  
Owners: John Bradley, Marlene Muenster, Dorinda Ellingsworth, David Becker.

### **The meeting was called to order at 2:15 pm.**

Larry Muenster, President, welcomed everyone to the meeting.

The minutes from the 2018 Annual Meeting were reviewed. Dorinda Ellingsworth motioned to approve the minutes. The motion was seconded by John Bradley. The motion was approved.

### **FINANCIALS:**

The Johnson & Creekmore Financial Statement as of October 31, 2019 was reviewed. Copies were made available to all, which included the following:

Cash in Bank	\$ 80,467.59	
Accounts Receivable	\$ 4,204.00	
Prepaid Insurance and expenses	\$ 531.83	
Total Assets		\$85,203.42
Total Liabilities & Deferred Income	\$ 11,084.99	
Association Equity	\$ 74,118.43	
Total Liabilities & Association Equity		\$85,203.42

Connie Bradley spoke briefly regarding the 2018 financial statements. She noted that assets increased ~\$16K vs. last year as we rebuild the POA's contingency fund for storms or other unanticipated needs.

## **Minutes of the Annual Meeting (Continued)**

The 2019 Approved Budget was reviewed. The budget includes funding for ongoing operating and maintenance expenses.

Annual assessments will remain at \$1870 per lot for the 2019-2020 year.

### **ARCHITECTURAL COMMITTEE REPORT:**

The new house on the intracoastal is complete and the owners have moved in. Landscaping plans for the front yard are approved and are currently being installed. The committee continues to work with the owner on landscaping plans for the back yard.

One new residence is under construction on Lot 36. Preliminary plans have been approved and construction is underway. The committee will continue to approve additional construction details as they become available.

### **MAINTENANCE COMMITTEE REPORT:**

Six new queen palms were installed in the common areas. These plantings are part of the ongoing effort to keep our property beautiful.

Special thanks to Donna and Allen Samuels for working with Bloomers to upgrade the landscaping in the front entrance.

Extensive repairs to the sprinkler systems and electrical facilities were completed during the year. Marina upgrades are being considered in 2020.

### **OLD BUSINESS:**

None

### **ELECTION RESULTS:**

Larry reported the results of the election of Directors. Larry verified that all ballots were returned to the Johnson and Creekmore accounting office, and were counted by the staff, and then personally delivered to the LBV Board for recording.

44 property owners were eligible to vote with 27 ballots returned by mail

The following individuals were elected as Officers of the Association:

Larry Muenster – President  
Bruce Ellingsworth – Vice President  
Connie Bradley - Secretary

### **NEW BUSINESS/OWNER COMMENTS:**

The meeting was adjourned at 3:05pm. Owners were invited to continue to visit, and enjoy the refreshments provided by Dorinda and Bruce

### Architectural Committee

Bruce Ellingsworth  
Chair

(361) 227-1287

[bruceellingsworth@outlook.com](mailto:bruceellingsworth@outlook.com)

John Bradley  
(713) 823-8833

[jb4545@aol.com](mailto:jb4545@aol.com)

Bob Opem  
(361) 790-0015

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## 2020 Board of Directors Meeting Schedule

The Association Board meets on the second Wednesday of selected months. The meeting schedule for the remainder of 2020 is as follows:

May 13

August 8

September 9

October 14

November (date TBD) – Annual Meeting

All meetings are held at the home of Larry Muenster – 46 La Buena Vida Drive.

Meetings are open to property owners of La Buena Vida, with the exception of executive sessions. The meetings typically start at 5:00 pm, and the agenda is available on our website [www.lbv.com](http://www.lbv.com).

Please contact Connie Bradley if you need additional information.

### Accounting/ Administration

Johnson & Creekmoore  
Certified Public  
Accountants  
2611 Hwy 35 N  
Rockport, TX 78382

Phone  
(361) 729-0707

Fax  
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James Creekmoore  
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Olympia Granados  
[olympia@johnsoncreekmoore.com](mailto:olympia@johnsoncreekmoore.com)

## Annexation Update

In May of 2019, the City of Aransas Pass once again passed a resolution outlining plans to annex Aransas County canal communities, including La Buena Vida. As noted before, under the laws in place when this resolution was filed, Aransas Pass can annex our property if they follow the prescribed procedure.

However, with support from the non-profit organization Citizens for Responsible Annexation, area residents have argued that Aransas Pass has not been following the legally required procedure. The Aransas County District Attorney Kristen Barnebey agrees. In November 2019, Barnebey's office filed a "quo warranto proceeding" (lawsuit) against the city of Aransas Pass contending the city's 2019 annexation activities were illegal. **The case is currently in the discovery phase and Barnebey's office is hopeful it will be successfully resolved by year end.**

Rockport Terminals has been funding the legal costs. Due to the Covid19 pandemic and the resulting downturn in oil markets, they are no longer able to continue. Citizens for Responsible Annexation is reviewing projected future costs and seeking alternate funding sources.

A new law was passed in Fall, 2019 prohibiting unwanted annexations. This law should provide protection in the future once the current case is resolved.

## Keeping LBV Beautiful

- The landscaping around our entryway was completely redone this year. Special thanks to Donna and Allen Samuels for sponsoring this beautiful upgrade.



- A bollard was installed at the entryway to protect the keypad from third party damage.



## Keeping LBV Beautiful (Continued)

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- Upgrades to the LBV portion of the marina were completed. Walkways were raised to keep them out of the water during high tides and deck boards were replaced.
- John and Connie Bradley have leased a space for their Grady White off-shore fishing boat. Additional slips are available and can be customized to fit individual needs. Contact Larry Muenster for more information.



- LBV is pet friendly, but please remember the following rules:
  - Your pet must be on a leash when not in your own yard.
  - Please pick up after your pet.

## Construction Update

We currently have one home under construction on Lot 36. The home is being built by Brian and Kathy Tullis, and they plan to make LBV their full-time home when construction is complete.

The initial plans for the house and dock have been reviewed and approved by the Architectural Committee. The Architectural Committee will continue to review and approve additional colors and building materials as they become available.

Reminder: If you are contemplating building soon, adding a fence, boat dock, pergola or pool, or making any other exterior changes to your home, please check the website for information and the approved Checklist. Then contact the Architectural Committee for approval prior to construction. See page 2 for a list of contacts.



## Welcome New Residents

Holly and Adam Phillippi – Lots 3 and 4  
Alice and Niel Poulsen – Lot 8  
Denise and Jeff McMahan – Lot 32

## 2019 Purchased Lots

Phase 1 Lot 31 to Joel and Barbara Hoskinson  
Phase 1 Lot 36 Brian & Kathy Tullis  
Phase 2 Lot 2 to Kay Harlen  
Phase 2 lot 3 to Luis Davis

### ***About Our Organization...***

The LBV Property Owners Association, Inc (the "Association" or "POA") is incorporated under the laws of the State of Texas as a non-profit corporation, and granted powers of administering the Covenants, Conditions and Restrictions (these "Restrictions") for La Buena Vida. The purpose of the Restrictions is to preserve the natural beauty of the property, to encourage attractive improvements which are harmonious and compatible, and to enhance the quality and economic value of the community and each lot therein.

The Bylaws of the Association govern the election of the Board of Directors of the Association, their term of office, and meetings, powers and duties. Each owner of a lot in the La Buena Vida subdivision is automatically a Member of the Association, with one vote per lot. Members elect all Directors for a term of one year.