

March 2, 2017

Issue 19

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

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Accountants)
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From the President

Dear Property Owners,

A BIG THANK YOU to Bruce and Dorinda Ellingsworth for hosting the 2016 Annual Meeting. They extended a warm welcome to all LBV property owners in their beautiful home, and set out a wonderful banquet of food and drink for all to enjoy.

ELECTED TO BOARD of DIRECTORS: Jeanne Hunter, Larry Muenster and Gayly Opem ran unopposed and were re-elected by a majority of the owners to the LBV Board of Directors. The Board met after the meeting to elect officers and appoint Directors.

The Officers for 2017 are:

President	Gayly Open
Vice President	Larry Muenster
Secretary	Jeanne Hunter
Treasurer	Michael Johnson

Directors for 2017 are:

Architectural Committee Chairperson	Randy Hunter
Architectural Committee Members	Robert Open, Michael Zotzky, David Becker and Bryon Fields
Maintenance	Randy Hunter
Front Entry Flags	Bruce Ellingsworth

The Board of Directors thanks the association members for their participation in voting this year. It is important for you as an owner to continue to offer suggestions and express your opinions on how the neighborhood where you own property is governed. We encourage you to attend Board meetings and contact Board Directors with your comments, questions and concerns.

Gayly Opem, 2017 President, Board of Directors

Looking for New Members for the Board of Directors

Two of the three current members of the BOD have served multiple terms and plan to step down at the end of this year. Your POA Board needs owners to step forward, or we will have to begin interviewing firms to manage the LBV POA. Management is not cheap, and if we must hire a firm, the annual assessment will likely increase. The existing Board has done everything possible to keep costs down while making the necessary improvements to the aging infrastructure such as the common area water system, street lighting and road maintenance. Many of the startup issues for a POA have been solved including necessary changes to the restrictions to deal with short-term rentals, trailer parking rules, marina rules, a golf cart policy, written procedures required by the Texas Property Code, expanding the original Architectural Committee and clarifying the rules for building height and pergolas.

Please call a current Board Member (phone numbers above) and volunteer now.

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 12, 2016.

In accordance with Texas Property Code, a meeting notice sign was posted on the LBV common area on Sunday, October 30, 2016. Notice of the Annual Meeting and the Agenda were mailed to all property owners on October 21, 2016. In addition, notice of the meeting was included in the Newsletter that was emailed to all property owners with an email address on file on October 8, 2016.

The following Members were present in person:

Directors: Gayly Opem, Larry Muenster, and Jeanne Hunter

Owners: Randy Hunter, Robert Opem, Bruce and Dorinda Ellingsworth, and Adam and Holly Philippi

In addition, Tara Ballou from Johnson & Creekmore attended.

Gayly Opem, President, welcomed everyone to the meeting, and thanked Dorinda and Bruce for hosting the meeting at their beautiful home. The fantastic weather made it possible for us to gather outside, and enjoy the great water views from their covered porch.

The minutes of the 2015 Annual Meeting were approved as submitted.

FINANCIALS:

The Johnson & Creekmore Financial Statement as of October 31, 2016 was reviewed. Copies were made available to all, which included the following:

Cash in Bank	\$ 88,773.56	
Accounts Receivable	\$ 200.00	
Prepaid Insurance and expenses	\$ 634.77	
Total Assets		\$89,608.33
Total Liabilities & Deferred Income	\$ 12,765.87	
Association Equity	\$ 76,842.46	
Total Liabilities & Association Equity		\$89,608.33

Jeanne spoke briefly regarding the 2016 financial statements, noting that revenue for the year are projected to be approximately \$13K greater than revenue. Major savings were reported on most items, including water, repairs and maintenance, planting projects, legal and the \$4K fund for future street lighting, but expenses for tree trimming and removal and street repairs were greater than originally anticipated.

The 2017 Approved Budget was reviewed, which funds ongoing maintenance plus additional water expense due to a rate increase from the City of Rockport, \$22K for installing new LED street light fixtures, \$5K for a plant project and \$5K to fund future street projects.

Minutes of the Annual Meeting (cont)

The Board wishes to thank Michael Scharck and his lighting company for helping us select a street light fixture with an extended warranty and special coating for our saltwater environment, at an excellent price.



Gayly reminded everyone that the Board did approve an increase in the annual assessments from \$1600 per lot to \$1700 per lot for the 2016-17 year, and Tara confirmed that invoices have been mailed to all owners.

The additional funds are necessary for additional items, including replacement of the street light fixtures, planting projects and street cleaning and sealing.

Assessments are due December 1, 2016.

*Note:
Light Fixtures ORDERED –
Installation should be in April 2017*

ARCHITECTURAL:

Randy Hunter, Chairman of the Architectural Committee reported two homes are currently under construction – Lots 3&4 and Lot 1. No plans are pending at this time. Randy has told the Board that he intends to resign from this committee, and will work with the rest of the members of the committee to seek a replacement, plus recommend a new Chairman. Randy reminded everyone that if you are adding a boat dock, remodeling, repainting the exterior of your home, or installing fencing....please contact the Committee and submit plans for approval prior to beginning the work.

MAINTENANCE:

Randy Hunter reviewed the maintenance work that has been completed this year, which focused on tree trimming and fertilizing, sprinkler system maintenance, street repairs and removing invasive trees from the common area.

Minutes of the Annual Meeting (cont)

ELECTION RESULTS:

Tara reported the results of the election of Directors.

Tara verified that all ballots were returned to the accounting office, and were counted by the staff, and then personally delivered to the Secretary for recording.

Directors: 47 property owners eligible to vote with 23 ballots returned by mail
The following individuals were elected as Directors of the Association:
Gayly Opem, Larry Muenster and Jeanne Hunter

NEW BUSINESS/OWNER COMMENTS:

One owner had requested we discuss the possibility of making changes to the website to include a section for Property for Sale, which would include videos. Owners in attendance were not in favor of this idea, and felt that all “marketing” of LBV property should be done by the individual property owner or the real estate company hired by the owner. The opinion of the owners is in line with a discussion in 2013 regarding allowing a sign on the HWY frontage to “market La Buena Vida”, which was also rejected by the owners.

With no other items to be discussed, the meeting adjourned at 3:10 PM. Owners were invited to continue to visit, and enjoy the refreshments provided by Dorinda and Bruce. .

c/o Johnson &
Creekmore
Certified Public
Accountants
2611 Hwy 35 N
Rockport, TX 78382

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We're on the
Web!

See us at:
www.lbvpoa.com

CPA New Mailing Address

Michael Johnson and his accounting firm moved into a beautiful new building in 2016. Please update your records with the new mailing address.

The US Post Office is no longer forwarding mail sent to the prior office address. Please update your records, including the address in your Bank Bill Pay program.

Correct Address: LBV Property Owners Association, Inc.

c/o Johnson & Creekmore
2611 Hwy 35 N
Rockport, TX 78382

SECURITY at LBV

As reported in the last newsletter, the police have been working to end the criminal activity in waterfront neighborhoods. The City of Rockport recently invited representatives from several HOA's (Home Owners Associations) and subdivisions to a meeting to discuss how to help alleviate problems and reduce crime. The police warned about door to door sales solicitors, and that they may be "checking out the home" and come back later for theft of property. In addition to the neighborhood crime in the Rockport area, we can report an incident at the gas station and store across the street from LBV. This activity has raised questions and concerns about the current policy to leave the front gate open during daylight hours.

The Islands of Rockport have recently closed their gate at all times.

The Board is considering several options, including some or all of the following:

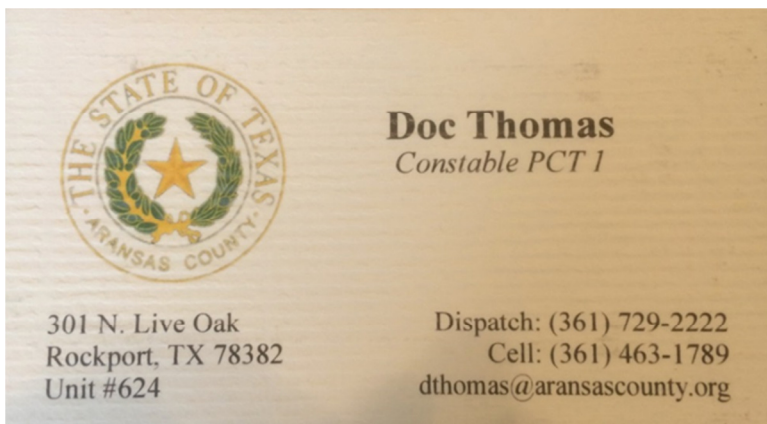
- Change the hours to Open 8am to 5pm
- Close the gate on Sunday
- Close the gate 24 hours a day

Any changes to the hours the gate is open will require residents to notify UPS and FedEx of your 2nd gate code which will allow packages to be delivered. You can provide this code to your online suppliers (Amazon, etc) with Special Instruction at the time you place your orders.

In addition, if your home or lot is for sale, you will need to provide your gate code to your real estate agent. If you have any concerns, thoughts or suggestions about the gate hours, please send a note or call one of the Board Members. This item will be discussed at the next BOD meeting on March 8th.

As a reminder, all owners were provided with two unique gate codes. One code should be reserved for your family, and the other should be provided to your service providers, including UPS or FedEx housekeepers, real estate agents, etc.

If you see anyone or anything that looks suspicious, call the constable and report this behavior.



*Keep this Business Card
Information*

*Doc provided this card to all
owners that attended the annual
meeting in November 2015*

**Remember....fishing in LBV is for owners and accompanied guests only.
No public fishing.**

Board of Directors Meetings

All 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.lbvpoa.com.

The Association Board has been meeting monthly, on **the second WEDNESDAY** of each month, but is discussing reducing the number of meetings, to possibly every-other month.

The next meeting is scheduled for **March 8th**.

Future meeting schedule will be posted on the website, and a meeting sign will be posted at the front gate. If you have a topic you wish for the Board to discuss, please call a Board Member and have this item placed on the agenda.

Architectural Committee Report

Two beautiful homes are under construction at LBV, and discussions are underway with at least one other owner who is working on plans at this time.

As a reminder, if you are contemplating building soon or have any questions regarding improvements, please check the website for information and the approved Checklist, or call Randy Hunter or any of the other Architectural Committee Members.



Architectural Committee

Chair

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Members

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Robert Opem

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Larry and Marlene Muenster
home under construction

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.



LBV POA
c/o Jeanne Hunter, Secretary
19 La Buena Vida Dr.
Aransas Pass, TX 78336

