

November 13, 2017

Issue 22

# La Buena Reader

## LBV Property Owners Association Newsletter

### 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)

Jeanne Hunter  
Secretary (ACTING)  
(361) 729-5436  
[wrije.hunter@gmail.com](mailto:wrije.hunter@gmail.com)

Gayly Opem  
Past President  
(361) 790-0015  
[gaylygopem@yahoo.com](mailto:gaylygopem@yahoo.com)

Michael Johnson  
Treasurer  
(Johnson & Creekmore  
Certified Public  
Accountants)  
(361) 729-9707  
[cpaman@hotmail.com](mailto:cpaman@hotmail.com)

### Individual Highlights

Annual Meeting Minutes

2-3

Gate Update

3

BOD Meetings

4

Website

4

*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.*

## Minutes of the Annual Meeting

*Minutes not formally approved – Will be approved at the next annual meeting*

The annual meeting of the Members of LBV Property Owners' Association, Inc. (the "Association") was held at the home of Jeanne and Randy Hunter, 19 La Buena Vida Drive at 2:00 p.m. on November 4, 2017.

In accordance with Texas Property Code, a meeting notice sign was posted on the LBV common area on Tuesday, October 24, 2017. Notice of the Annual Meeting and the Agenda were mailed to all property owners on October 17, 2017. Notice of the meeting was included in the Newsletter that was emailed to property owners with an email address on file on September 8, 2017.

The following Members were present in person:

Officers/Directors: Gayly Opem, Larry Muenster, and Jeanne Hunter  
Owners: Randy Hunter, Robert Opem, Marlene Muenster, Bruce and Dorinda Ellingsworth, Michael Scharck and Allen Samuels

In addition, James Creekmore and Olympia Granados from Johnson & Creekmore attended.

The meeting was called to order at 2:10 pm.

Gayly Opem, President, welcomed everyone to the meeting, and thanked Jeanne and Randy for hosting the meeting at their home.

The minutes of the 2016 Annual Meeting were approved as submitted.

### FINANCIALS:

The Johnson & Creekmore Financial Statement as of September 30, 2017 was reviewed. Copies were made available to all, which included the following:

Cash in Bank	\$ 86,241.11	
Accounts Receivable	\$ 460.00	
Prepaid Insurance and expenses	\$ 686.05	
Total Assets		\$87,387.16

Total Liabilities & Deferred Income	\$ 19,768.02	
Association Equity	\$ 67,619.14	
Total Liabilities & Association Equity		\$87,387.16

James Creekmore spoke briefly regarding the 2017 financial statements, and took several questions. Jeanne provided the Projected 2017 Year End report, which compared the original 2017 Budget to the Projected Year End by line item. Savings are projected on several items, including water, repairs and maintenance, planting projects, and the street lighting project. These savings helped cover some of the unexpected expenses related to the storm clean up from Hurricane Harvey.

---

## Minutes of the Annual Meeting (Continued)

### Architectural Committee

#### Chair

Randy Hunter  
(361) 205-3887  
[rockport.randy@gmail.com](mailto:rockport.randy@gmail.com)

#### Members

David Becker  
(361) 884-3613  
[dkbecker1137@sbcglobal.net](mailto:dkbecker1137@sbcglobal.net)

Byron Fields  
(361) 883-4721

[Byron.Fields@att.net](mailto:Byron.Fields@att.net)

Michael Zotzky  
(832) 656-4123  
[michaelzotzky@gmail.com](mailto:michaelzotzky@gmail.com)

Robert Opem  
(361) 790-0015  
[robertaopem@yahoo.com](mailto:robertaopem@yahoo.com)

### FINANCIALS: (continued)

The 2018 Approved Budget was reviewed. The budget includes funding for ongoing operating and maintenance expenses, plus \$10K for projected remaining storm damage repairs.

Jeanne reminded everyone that the Board did approve an increase in the annual assessments from \$1700 per lot to \$1870 per lot for the 2017-18 year. Invoices will be mailed to all owners soon. The additional funds are necessary for major storm repairs, including the fence and gate. Assessment payments are due December 1, 2017.

### STORM DAMAGE:

The 2017 expenses for Storm Damage are projected to total \$23.5K, with additional expenses planned for 2018. Major storm damage expenses included roof replacements on the storage building and the front mail box area, a new garage door for the storage building, plans to repair the keypad at the front gate, painting the fence and stucco wall, reinstalling fences and general clean-up of the canal, landscaping and streets, plus initial work to the sprinkler system which sustained damage to most of the controllers and backflow preventers.

Much of the work has been completed, with the exception of the front fencing and the security gate. A contract was approved for the paint and installation of the front fence, but the contractor accepted another job, and has not completed the work. Several companies have been contacted, but no bids have been provided. Allen Samuels volunteered to contact his fence company and request a quote for this work. Sandollar Security has provided quotes for a new pedestal pipe which supports the keypad, and a new keypad for the front entrance gate, but the existing keypad needs to be tested first. Frontier Communications has not been able to provide a date for when service will be provided to the area. Gayly has explored several options, including cellular service, cable service and switching from Frontier to AT&T. Allen Samuels recalled that the security gate worked for several years without the need for a telephone line, and volunteered to contact Sandollar to discuss options.

The security to the subdivision is the number one priority, and all Board Members are working to obtain a solution to this issue by installing the fence, and making the gate functional as soon as possible. Once the gate is operational, it will remain open Monday through Friday from 7am to 6pm and will remain closed on the weekends while construction continues on the homes that were damaged. As soon as most of the roofs have been replaced, it will be closed at all times. Existing gate codes will not change, and remote openers are still available from Sandollar at a cost of \$35/each to property owners that still do not have one.

---

# Minutes of the Annual Meeting (cont)

## ARCHITECTURAL:

Randy Hunter, Chairman of the Architectural Committee reported two homes remain under construction – Lots 3&4 and Lot 1. No plans are pending at this time. Randy reminded everyone that if you are replacing storm damaged items (including roofs, fences, and stucco) with what you had prior to the storm, no additional approval is required. If you are making changes, you must submit plans for approval prior to beginning work. The Committee is addressing one instance of construction prior to approval, and will continue to work to uphold the restrictions as written in order to protect the property values for all owners.

## ELECTION RESULTS:

Olympia reported the results of the election of Directors. Olympia 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 19 ballots returned by mail

The following individuals were elected as Officers of the Association:

Larry Muenster and Bruce Ellingsworth

Michael Johnson will remain as the Treasurer

The new Officers have requested that Jeanne Hunter serve as Acting Secretary until a permanent Secretary can be identified. In addition, Larry and Bruce have requested that Gayly Opem serve in an advisory position as Past President.

## OTHER BUSINESS / NEW BUSINESS / OWNER COMMENTS:

Jeanne reminded everyone that the outgoing Board had approved a Xeriscape Policy. This policy establishes guidelines for a reasonable variance to the landscaping requirement for full turf areas. In addition, the Architectural Committee reviewed the existing Fence Requirements, and approved an additional Fence and Screening Wall Policy. This new policy establishes guidelines for front and back fencing location and height. Both the Xeriscape Policy and the Fence Screening Wall Policy will be mailed to all property owners shortly, and will be added to the LBVPOA website.

With no other items to be discussed, the meeting adjourned at 3:30 PM. Owners were invited to continue to visit, and enjoy the refreshments provided by Jeanne and Randy. .

## Security Gate Update

**Nov 6<sup>th</sup>** - Sandollar erected the keypad with temporary supports and it is functioning with remotes to open the gate, but still no phone connection.

Gate Hours : Monday – Friday 7am – 6pm - OPEN  
Saturday & Sunday – CLOSED

As reconstruction work on LBV properties diminishes, the hours will be reviewed to reduce the hours the gate is open to the public in early 2018. Remotes are in stock at Sandollar and available for \$35.

Construction of the pedestal pipe was approved by President Larry Muenster and Sandollar is proceeding with the work. At this time, the keypad appears to be working so a new one is not needed.

**Nov 10<sup>th</sup>** - Frontier Phone Line – NO DIAL TONE – Keypad Codes & Remotes access only

---

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

PHONE:  
(361) 729-9707

FAX:  
(361) 729-9729

E-MAIL:  
cpaman@hotmail.com

---

We're on the  
Web!

See us at:  
[www.lbvpoa.com](http://www.lbvpoa.com)

## Board of Directors Meetings

The Association Board meets on **the second WEDNESDAY** of selected months. Meetings for the 2018 fiscal year are scheduled as follows:

- January 10<sup>th</sup>
- March 14<sup>th</sup>
- May 9<sup>th</sup>
- July 11<sup>th</sup>
- September 12<sup>th</sup>
- October 10<sup>th</sup>
- November – Annual Meeting – Date To Be Determined

Directors Meeting Location: Home of Larry Muenster – 46 La Buena Vida Drive

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](http://www.lbvpoa.com).

Please contact Jeanne Hunter in advance if you wish to attend a Board meeting or need additional information.

## Website Update

Just a reminder that all of the “official” La Buena Vida documents – such as bylaws, restrictions, rules and policies – as well as the newsletters, are posted on the LBV website at [www.lbvpoa.com](http://www.lbvpoa.com).

If you are interested in helping to keep the website current, and can volunteer to help, please call one of the Board members.

***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

