

October 23, 2015

Issue 15

# ***La Buena Reader***

## **LBV Property Owners Association Newsletter**

### *LBV POA Officers*

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### *Individual Highlights*

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*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.*

## **REMINDER - Annual Meeting**

**WHEN: Saturday, November 7, 2015 – 2pm**

**WHERE: 14 La Buena Vida Drive**

**hosted by Lindon & Cheri Frazer**

Please plan to attend

- A great opportunity to meet other property owners



## **Owner Request to Inspect Records**

An owner has recently made a request to inspect the records of LBV Property Owners' Association, Inc. The request is for several years of records. To avoid confusion in the future, the Board thought it important to remind all owners of the procedure.

Texas law and the LBV POA policies require specific procedures be followed by both owners, and the Association.

## Owner Request to Inspect Records (continued)

### The Owner Must:

- Send a certified letter to the mailing address listed on the Management Certificate. Our official mailing address is:

LBV POA, c/o Johnson & Cate, 2602 HWY 35 N, Rockport, TX 78382

- The request must specify what records are to be inspected or copied.
- If the request is for more than 50 pages, the owner must pay the labor and overhead costs to locate, compile and print the requested documents.
- An estimate of the total charge is made, and must be paid before the records are made available.
- If the number of pages is less than 50, no charge.

### The Association Must:

- Respond to the request within 10 business days. The records will be made available to review during the hours of 9:00am – 5:00pm, Monday through Friday with an appointment established with the office of Johnson & Cate.
- If the final charge is more of less than the estimated charge paid to view records, the Association must invoice the additional fee, or issue a refund, as necessary.
- A representative of Johnson and Cate must protect the integrity of the records, and will be present during the records review.

If copies are requested before or after the review, an additional fee for copies will be charged. The allowable fees are part of the policy approved by the Association in 2011.

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#### Architectural Committee

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## Owner Request to Inspect Records (continued)

The Association records consist of both electronic documents and paper documents. The original financial files are located at the office of Johnson and Cate. Most current financial files will be in the office, but older records may be located at an offsite storage area.

Minutes, prior year ballots, contracts, insurance policies, correspondence and various other documents are retained by the Secretary, Jeanne Hunter. These files again consist of electronic files on a computer, and paper documents. This is one reason that a charge to locate and compile the records is authorized by the law, and is included in our policy.

The Records Production Policy and the Records Retention Policy are available to review on the LBVPOA website.

## Monthly Board of Directors Meetings

The Association Board normally meets on the second Wednesday of each month. Due to the Veterans Day holiday, the next meeting will be on the 3<sup>rd</sup> Wednesday of November. All meetings are open to property owners of La Buena Vida.

**Next Board Meeting scheduled for Wednesday, November 18<sup>th</sup>**

**Time: 5:00pm**

**Place: 21 La Buena Vida – home of Gayly Opem**

c/o Johnson & Cate  
Certified Public  
Accountants  
2602 Hwy 35 N  
Rockport, TX 78382

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(361) 729-9707

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(361) 729-9729

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cpaman@hotmail.com

We're on the  
Web!

*See us at:*

## 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 there are any other items you would like to see included on the website – or even better yet, have pictures for us that are relevant – please contact one of the Officers.

***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

