

May 18, 2024 Annual Meeting Minutes

The meeting was called to order at 4: by Steve Hiss

Current Board Members

Steve Hiss - President
Rick Patton - Vice President
Cameron Leath - Treasure
Al Thomes - Board Member
Pat Kocsis - Board Member
Steve Bolos - Board Member
Lonny Menard - Board Member

Dues Increase

LAKEWAY OWNERS ASSOC
22477 LAKEWAY HARBOR DRIVE
FLINT, TEXAS 75762



- Payer by Steve Bolos
- Pledge
- Roll Call - Steve Hiss, Rick Patton, Al Thomas, Cameron Leath, Steve Bolos, Lonny Menard.
- Pat Kocsis were absent.
- Steve Hiss asked the Board to review the Minutes from the last Annual Meeting. Cameron Leath made a motion to accept the minutes and Steve Hiss seconded the motion. Vote was 6/0
- Steve thanked the Ladies that were on the Vote Count Pannel, Lisa, Tammi, Kim, Regina, Roxy and Doris, as well as the three individuals, Al and Latonya Thomas and Kathrine Simms, who observed the process.
- Cameron went over part of the financial as the ink for the printer ran out and the replacement cartridge could not be read by the printer. Cameron went over our Profits and Loss YTD. Steve stated that our fiscal year starts in September and that we should have the new budget ready by July or August. Motion was made by Cameron to accept the financials; Steve seconded it Vote was 6/0
- Rick discussed the roads and the help that he had received, especially two individuals. He was thankful for the input from others an owners, who were very appreciative. Rick also stated that we have a way to go but was grateful for the experience. Steve thanked Randy Hubbard and William and especially Rick. Steve also wanted to fund raise to show appreciation to the people who had helped on the roads. Steve Bolos stated that he and Steve Hiss would fund the gift cards \$500.00 if anyone wanted to donate monies towards that that that would be great but that him and Steve would be gifting them to the recipients. Rich continued to share stories from the owners and stated that there is still work to be done including other big problems as well as potholes. Steve Hiss stated that it was a lot of key learnings and maybe next year we might do things a little different. Rick talked about how much we saved in labor, which is estimated to be between 20,000 to 25,000 dollars. Steve Bolos asked about the impact of the rain on the roads we had just done. Rick also wants to start focusing on the runoff and culverts.
- Steve announced the results of the Votes as Follows:
 - Board Member Results
 - Steve Hiss - 65
 - Rick Patton - 60
 - Cameron Leath -47
 - Lonny Menard - 33
 - Paula Bell - 20
 - Traci Lembke - 39
 - Penny McLean - 20
 - Gene Moody - 21
 - Tony Pierce - 19
 - Gene Sweatt - 23
 - Dues Increase Results
 - For - 64
 - Against - 36
 - Pool House Results
 - Yes, Restore - 4
 - No, Tear Down -89

FILED
KAREN PHILLIPS
COUNTY CLERK
2024 OCT 16 A 9:42
SMITH COUNTY, TEXAS
BY _____
OF PHITTY

Therefore, the Dues increase take effect for our fiscal year 2024, which starts September 1st, 2024, and the Pool House will be torn down. Dues will be as follow ;

\$100.00 per lot

50% will go into the General Fund

50% will go into the road fund

FILED
KAREN PHILLIPS
COUNTY CLERK

2024 OCT 16 A 9:42

SMITH COUNTY, TEXAS

BY _____
DEPUTY

Lakeway Homeowners Association
22477 Lakeway Harbor Drive
Flint Texas 75762

2025 Due Increase for Lakeway Homeowners Association

The Homeowners of Lakeway Harbor Homeowners Associated voted on May 18th, 2024, in the Annual meeting to increase the yearly dues to amount \$100.00 per lot.

Lakeway Homeowners Association

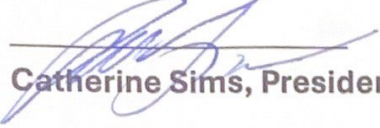
Date: 1-30-2025

President, [Signature]

ACKNOWLEDGEMENT

My name is Catherine Sims. I am the President of Lakeway Owners' Association, Inc. I certify that the foregoing Policy was duly adopted by the Board of Directors of Lakeway Owners' Association, Inc. on

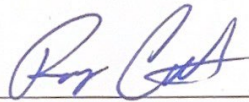
1-30, 2024.



Catherine Sims, President

STATE OF TEXAS
COUNTY OF SMITH

On this, the 30 day of January 2025, before me a notary public, the undersigned officer, personally appeared Catherine Sims, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, acknowledge that she executed the same for the purposes therein contained.



Notary Public State of Texas





VG-135-2025-202501002805

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202501002805

Real Property Recordings
NOTICE

Recorded On: January 30, 2025 11:31 AM

Number of Pages: 5

Billable Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202501002805
Receipt Number: 20250130000044
Recorded Date/Time: January 30, 2025 11:31 AM
User: Suni W



STATE OF TEXAS
Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX