

# Somerville Place Property Owners Association

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## BOARD MEETING MINUTES August 17, 2024

### Attendees

#### **Board Members:**

President - Tracy Lawrence  
Vice President - Vacant  
Secretary - Ellie Hughes  
Treasurer - Lenna Hensley - ABSENT  
Director - Ralph Haley  
Director - Laurie Lawrence  
Director - Freddie Anastasi  
Director - Lee Krejci  
Director - Vacant

### Members:

Kelli Ellison  
Curt Graham  
Crystal Gilliam

Call to Order at 10:00 AM

Welcome new owners to the community!

Vote for the new officers on the board in their prospective positions

The vote passed

#### **Secretary Report** – Ellie Hughes

Minutes No minutes at this time, will vote on them at the next meeting.

#### **Treasurer Report** – Lenna Hensley

Financials Lenna Hensley is doing a repair of quick books. This will take more time.

#### **Environmental Report** – Ralph Haley

Violations McDonalds still have sheep  
601 Silver Ore, Mr. Reyes is in communication with Ralph to remedy the violations.  
Mowing right of ways – Burleson County is mowing, and we are on the list to be mowed in a few weeks.

### **Items on the agenda:**

Flagpole repair – Replaced pole with a new pole that has a solar light attached at the top, and the new flag hung on the new pole. Thank you to the Jamie Bouee crew that installed the pole and hung the flag. Cost of \$11 for the concrete (three extra bags of concrete in the storage shed) and \$100 installation fee. It was discussed that a second pole needs to be purchased for the Texas flag as well.

**RFPs to be sent out:**

- Maintenance contract
- Mowing contract to replace the previous mowing contract to add the ball field and do a better job around the ponds and in the pool area.
- Dead Tree Removal for the subdivision, bid is for a general fee so everyone can use this service without having to pay so much money for a tree service.
- Playground equipment repair
- AC for pavilion (new system)

Discussion for the AC included a drop-down ceiling with was unanimously voted down because it was cost prohibitive. But put out and RFP to see what we have available to us to complete this part of finishing the interior of the pavilion which \$8000 was voted on in July 2018.

Quick books accounts are being repaired and the need for liens on these past due properties was discussed and will be filed when the repairs to QB are complete.

Manning the office to field calls and answer questions of community members. We have volunteers, just need to make a schedule.

Pool card activation device is not working. Crystal and Curt mentioned that it just needed to be reset for it to work again. Discussion on activating cards in advance for ease of distribution in the future. The vendor for this device has retired and is no longer in business. The manufacturer was contacted, and a new vendor will need to be found.

Website issues addressed as to why it was not working and what happened to it. The amount of money to bring it back up was discussed. The issue of why it can't be found on google was discussed. The question of whether we wanted to go ahead and pay \$287 a year for WIX to continue hosting it was discussed but not voted on.

Pool leaks were discussed, and the board was updated on what Ryan was doing to fix this issue and if he can. The bid from Sun Pools was discussed for the whole repair of all the skimmers. It was mentioned that we need to contact the insurance company to see if this could possibly be covered under insurance due to previous bad repair job. Freddie has been managing the Pool area and restrooms, free of charge and doing a fantastic job. It was suggested she accept payment for work, in the form of allowing her to store the pool toys she allows all kids to play with. She declined payment. A lot of negative discussion about her being allowed to share her pool toys with the community

was had and she concluded that she will just remove her pool toys from the storage area then. Freddie also removed several insect nests from the pool and pavilion area. A decision was made to take the money set aside from the check that was not cashed be used to repair the skimmers in the pool.

A Fire hydrant installed in the subdivision was discussed and communication with the water company was needed to see if it is possible.

There was a demand for background checks for employees working for the SPPOA

Discussion was held for potential security gate at the front entrance, and it was decided that that would be cost prohibitive to our subdivision at this time.

Discussion on repairs on zero turn lawnmower. Darron gave a report on the progress.

More pressure is needed on the county to repair our roads and ditches.

Motion to adjourn was made and unanimously passed

Adjourned at 10:55 AM

Approved Oct. 10 2024 via email votes from the board