

**Four Corners Estates Property Owners Association Minutes First  
Quarter Board Meeting For 2023**

**The 1<sup>st</sup> quarter board meeting was held on Monday, March 27, 2023 at the Maestas' house. The meeting was called to order at 6:30 p.m. and Jeremy Buie led the invocation.**

**All board members were present for the meeting: Jeremy Buie, Michele Maestas, Joe Puckett, Dan Schellhase, and Ed Dhayer.**

**The minutes of the 4<sup>th</sup> quarter were reviewed. Ed Dhayer made a motion to accept and the motion was seconded by Joe Puckett.**

**The treasurer's report was given with the account balance of \$46,825.21 in the account. There is one unpaid lot fee. Mowing is the biggest expense and Insurance for the POA has been paid. Propose collecting lot fees at the annual meeting. Basically, the POA spends everything that the fees bring in.**

**Old Business:**

**\*Front Fence Repair: Jeremy Buie will follow up with Allen Borchers about this. Discussed if the columns should be rebuilt, use rock or stay with wood? Joe Puckett and Jeremy Buie will follow up on this.**

**\*Dirt area in front of the property: Ed Dhayer mentioned a quote of \$10,000 - \$15,000 to fill that area in. Joe Puckett will ask Derek what can be done to fix it.**

**\*The Park was discussed. Mentioned having a neighborhood workday and have the water turned on before that exact day. Dan Schellhase will meet with Pat Stoker for a list of jobs and choose a date for this. Paint has been ordered for the gazebo at the cost of \$315.00 and the POA account will reimburse Pat Stoker for that expense. The gazebo will need to be power washed before painted. Plants that are removed will need dirt to fill in the holes. Dan Schellhase will check on tables at Cosco and then all the wooden tables would be removed. Joe Puckett mentioned having a community get together.**

**Dan Schellhase accepted the old business and Jeremy Buie seconded it.**

**New Business:**

**\*Jeremy Buie will check on getting new bids for the mowing company. He will check on when the current contract expires with Toole and when it needs to be renewed.**

**\*Update on Undine well for Four Corners: Undine workers have met with Jeremy Buie and will have a proposal Thurs. or Fri of this week.**

**Things that Jeremy Buie has taken care of since taking over as President:**

**3/22/23 – Prepared and mailed IRS Form1120-H**

**3/22/23 – Prepared and online-filed 2023 Annual No Tax Due Report with Texas Comptroller; updated account profile to change from Allen Borchers to Jeremy Buie**

**3/22/23 – Prepared Change of Registered Agent for Secretary of State – change from Allen Borchers to Jeremy Buie**

**3/22/23 – Requested checks from Joe Puckett**

**3/23/23 – Picked up checks from Joe Puckett**

**3/23/23 – Mail Change of Registered Agent to Secretary of State with \$5 check**

**3/23/23 – Take Amended POA Management Certificate to office of County Clerk of Polk County for recording (with \$30 check)**

**3/23/23 – Upload recorded copy of Amended POA Management Certificate to Texas Real Estate Commission portal; update profile**

**3/23/23 – Email copies of IRS Form 1120-H and 2023 Annual No Tax Due Report to FCEPOA board members**

**Update FCEPOA binder with filed documents**

**Secretary Report: \*The new resident letter has been updated.**

**\*Republic is no longer taking new contracts. New Residents will need to use Piney Woods Sanitation. \*All current residents have been informed of the 2023 POA meetings.**

**Other discussion points: \*Cement trucks pouring cement at 4:00 / 5:00 a.m.**

**\* Jeremy Buie will check with county officials concerning street pavement and stop signs.**

**\*New discussion for the future: equity of homeowner dues \$250.00 for the first lot and a discount for each additional lot?**

**\*People speeding thru the neighborhood.**

**Jeremy Buie made the motion to adjourn the meeting at 7:39 p.m. Dan Schellhase and Ed Dhayer seconded the motion.**

**Minutes submitted by secretary Michele Maestas.**