

Four Corners POA Meeting May 31, 2024

The 2nd quarter board meeting was held on Friday, May 31 at the Maestas' home. The meeting was called to order and the invocation was led by Jeremy Buie at 6:35 p.m. The following board members were in attendance: Jeremy Buie, Dan Schellhase, Ed Dhayer, and Michele Maestas.

The 1st quarter board meeting minutes were approved by Ed Dhayer and then seconded by Jeremy Buie.

Michele Maestas told the board members that as of April 30, 2024 the account has \$46,482.14 in it. Jeremy Buie accepted the report and Dan Schellhase seconded it. As of Friday, May 31, the account has \$46,112.07.

Old business was discussed and updates given. Michele Maestas shared the information about using PayPal for accepting online lot payments. She will contact Joe Puckett to see if residents could set up automatic payments through First State Bank for this.

Michele Maestas will also contact Mark Hammer about setting up a meeting date with board members to discuss creating a PDF proxy form for the annual meeting and a form that could be submitted to the Restrictions Committee for any requests that need their approval.

The Four Corners workday and picnic will be rescheduled at a later date once The Park repairs have been done.

Jeremy Buie said that the attorney sent a letter on May 31, 2024 to the property owners who have not paid their lot fees for two years.

The board then discussed new business. Jeremy Buie shared information to repair and repair The Park entrance. He got an estimate from the Noack Company from Beaumont, which has worked on Jeremy's property. 2 or 3 culverts need to be replaced / added. Gravel and other rock will be added on each side of the entrance. The dirt will be free since it will be provided by Ken Shipman. The price that was quoted was \$11,000. Jeremy will ask for further information on

this particular project. It was also mentioned that somehow there needs to be a way to divert water away from the back of the park to other areas to decrease the flooding problem. Something needs to be added to the bridge on the south side of Westridge to protect children and residents from an accident.

Jeremy Buie also mentioned that the signs at the entrance need to be refurbished. They need to be sandblasted, paint removed, repainted, and sealed. The quote of \$7,500 was given but the board wants to know how long the work will be guaranteed. Jeremy will get more information before the board votes on it.

The landscaping also needs to be redone. Dead trees need to be removed, and new plants planted. Jeremy Buie stated that he and his wife Annie would be willing to do the planting.

The flag pole on the left is leaning and Ed Dhayer mentioned how that could be fixed. Jeremy Buie is going to send a “Thank You” note to Doug Leifeste for taking care of the flags at the entrance so well.

The board members then discussed the specifics of what Toole’s is supposed to mow. Everything in reserve A, end to each fence line, in front of each empty lot that is owned but not build upon yet. Jeremy Buie will look and find the contract with Toole’s. He recommends that we get bids from other mowing companies to see which one could give us the best price for our neighborhood.

Michele Maestas shared the e-mail received from Brock Gregorczyk about the drainage issues on his property. The POA can’t do anything to help so Michele will send an e-mail back to Brock stating that he will need to contact the Corps of Engineers.

The board did not receive any updates from the restrictions committee about concerns or non-compliance issues.

The next lengthy discussion was about road repair within the subdivision. Jeremy Buie and Polk County Commissioner Mark DeBose went up and down every street within Four Corners to see what needs to be fixed. Due to the amount of money in the county budget at this present time and all of the flooding in Polk County there are a lot roads

that are worse than our neighborhood roads. We'll need to wait for a few weeks before any improvements will be done here. Jeremy Buie would also like to get an official copy of the streets to see what is exactly annexed into the county.

The board knows that there are lights that need to be fixed within the neighborhood, but with all of the flooding, SHECO has been so busy that it will be awhile before our lights will be fixed. Ed Dhayer will drive around the neighborhood to see exactly which solar lights are out so that the rechargeable batteries can be replaced. The motion lights by the mailboxes also need to be fixed.

Dan Schellhase made the motion to adjourn the meeting at 8:00 p.m and Ed Dhayer seconded it.