

Four Corners POA Board Meeting Minutes

2nd Quarter Meeting

Date: May 11, 2026

Time: 6:33 PM

Location: 144 Westridge Park, Livingston, TX 77351 (Maestas Residence)

Call to Order

The meeting was called to order at 6:33 PM by Michele Maestas, POA Board President.

Attendance

Board Members Present:

- **Michele Maestas**
- **Ed Dhayer**
- **Dan Schellhase**
- **Jenny Kelly**

Restrictions Committee Present:

- **Ernie Provasek**
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Approval of Previous Minutes

The minutes from the 1st Quarter 2026 POA Board Meeting were reviewed.

A motion to approve was made by Dan Schellhase and seconded by Ed Dhayer.

Motion carried.

Treasurer's Report

Michele Maestas presented the Treasurer's Report.

- **Account balance as of May 1, 2026: \$46,312.43**
- **2025 POA property taxes are currently in arrears and will be paid within the week.**

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A motion to approve the Treasurer's Report was made by Ed Dhayer and seconded by Dan Schellhase.

Motion carried.

Old Business

Unpaid Lot Fees

Additional notices will be sent to property owners with unpaid lot fees, including accumulated late fees from February through May 2026. Previous notices have not received responses.

Online Payment Options

The Board discussed alternative online payment options that would eliminate the need to request invoices. Michele Maestas will follow up with Mark Hammer regarding potential solutions through the POA website.

Speed Limit Sign Lighting

Ed Dhayer presented information on solar lighting for speed limit signs. Due to high initial costs and limited lifespan of lighting components, the Board determined this option is not currently feasible.

Southcreek Park Fence

Discussion continued regarding installation of a fence at the end of Southcreek Park to deter ATV traffic from the adjoining neighborhood. The land is owned by Polk County, requiring approval from the Commissioners' Court. The Board acknowledged this would be a lengthy approval process.

Aggressive Dogs

Concerns about potentially aggressive dogs in the neighborhood were revisited. Legal counsel has been contacted; however, no updates are available at this time.

New Business

Fountain Repairs

The Board expressed appreciation to Ed Dhayer for coordinating repairs to the park fountain.

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Restrictions Committee Report *(Presented by Ernie Provasek)*

- 1. Phase 4, Lots 47 & 48**
 - **Property owner responded to a request to mow the cleared lots.**
 - 2. Proposed Home Construction (Phase 4, Lots 47 & 48)**
 - **The lot owner's son has applied to build a home on one of the lots.**
 - **The Board clarified that:**
 - **The lot owner remains responsible for POA dues and official communications.**
 - **House plans and plat submission are still pending review.**
 - 3. Fence Proposal – Richter Residence**
 - **Plans submitted for a steel picket fence designed to resemble cedar wood.**
 - **Awaiting responses from all Restrictions Committee members before a decision is made.**
 - 4. Restrictions Committee Participation**
 - **Some committee members have not been responsive.**
 - **The Board approved the need to recruit active participants.**
 - **Ernie Provasek will identify potential new members for Board approval.**
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Road Repairs

Dan Schellhase presented a list of needed road repairs and reported discussions with the Polk County Precinct 2 Commissioner.

- **The County will address pothole patching.**
 - **Larger repair projects are not feasible due to budget limitations.**
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Neighborhood Safety Concerns

Concerns were raised regarding unlicensed and underage drivers, particularly on Eastgate Park. Increased pedestrian activity heightens safety risks.

- **A letter will be sent to residents addressing these concerns.**

FOUR CORNERS ESTATES POA BOARD MEETING May 11, 2026

Upcoming Elections

Board positions up for election in October 2026 include:

- **President**
 - **Treasurer**
 - **Member at Large**
 - **Secretary**
 - **Notices will be sent requesting interested candidates to contact the Board for ballot inclusion.**
 - **Ballots will be distributed two weeks prior to the Annual Meeting, in accordance with the bylaws.**
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Adjournment

A motion to adjourn was made by Michele Maestas at 7:32 PM and seconded by Ed Dhayer and Dan Schellhase.

Motion carried.

Submitted by:

**Jenny Kelly, DNP, RN
Secretary, POA Board**