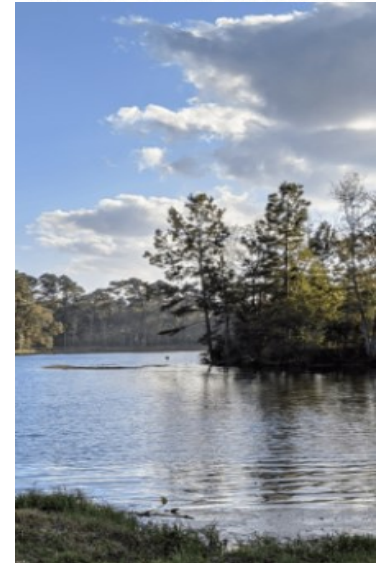


NEIGHBORHOOD NEWS

Your Vote Counts. Please Vote.



LAKE BONANZA
PROPERTY OWNERS ASSOCIATION



Thank you for taking time to read our newsletters. The board has been working hard for you these past three years to make Lake Bonanza a better place than we found it. We've been making tremendous progress and we are so grateful for your support! The parks are maintained, the dam is being repaired, collections are improving, repairs are done properly, property violations are being addressed, your money is being properly managed and we are raising more money for other major improvements without loss of amenities.

Members need to trust that leadership is working in their best interest. Please remember, board members are all volunteers. It is our duty is to maintain, improve and beautify the neighborhood and to ensure that the bylaws and deed restrictions are followed, and to collect dues from it's membership to pay for expenses. We're doing our level best and there is nothing profitable in it for any of us.

Nonetheless, there are unscrupulous people who are bent on causing discord and delight in making disparaging remarks about innocent people on social media. We trust you see through them and will consider the source. That said, please carefully consider all candidates for the election and the two propositions enclosed, and vote your heart. It is so important to have a board that works well together and a community that's able to keep up with the times. Please vote, and thank you for reading our newsletters!

UPDATED BYLAWS NEED YOUR APPROVAL

There are a few areas in our Bylaws that need updating to bring us into compliance with changes to the Texas Property Code. Our last bylaw update was in 2012 and some of the laws have changed since then. We have posted a copy of the draft on the members area of the website at lakebonanzapoa.org for your review under the tab called "2023 Vote", as well as a copy of the current document. The online ballot provides a view of the draft as well.

Article X of the Bylaws states: These Bylaws may be amended at any regular meeting of the membership of the Corporation by two thirds (2/3) majority vote of the membership voting in accordance with voting rights as specified in Article II, Sections 4 and 5 of these Bylaws, provided notation of such proposed amendment shall have been presented in writing to all members at least ten (10) days prior to such meeting of the membership.

There are three meaningful changes needed. The first is on page 4, Article V, Section 14 pertaining to eligibility to run for the board. We removed the restriction that prevented members from running for President because they had not previously served on the board. The TPC voids any restrictions on members to run for any position, except under certain stated conditions (i.e. term limits, no felonies within 10 years).

Second, the time frame required for notice of a regular meeting increased from 72 hours to 144 hours. This change is found on page 5, Article V, Section 10.

INSIDE THIS ISSUE

- Meeting Notices.....1
- Bylaws Updates.....1
- Land Sale Update.....3
- Survey Results.....3
- Dam Repairs4
- Annual Dues5
- Elections & Voting....6/7
- Official Ballot.....8/9

Third, new language is required to be included on all absentee ballots and has been incorporated into the Bylaws on page 2, Article II, Section 5.

We further defined "bonafide property owner" in Article II, Section 1, on page 1.

Otherwise, there were multiple grammatical or typographical corrections made throughout the document.

Survey Results

We conducted a survey in July to gauge support for initiatives. Here's the general summary.

- ◆ Airstrip—Hangar Homesites. We are not ready to present this for another vote yet. Survey support was about 50/50.
- ◆ How do you get your news? The majority of you get it directly from newsletters and minutes. Thank you. There's lots of false information on social media.
- ◆ Bylaw updates? Yes. We are not really asking to change anything. We are just updating and bringing them in line with the Texas Property Code.
- ◆ Revise deed restrictions? Survey said:
 - * Allow renters to use amenities? Majority said they would vote yes.
 - * Allow 2-3 caged hens in the back yard? Most said yes.

THREE NEW ONE-ACRE HOMESITES FOR SALE



At last! The three newly platted one-acre homesites on Highline Drive at the south end of the horse pasture hit the market on July 12. The realtor suggested listing them at \$125,000 each based on comps in the area. That seems a bit steep, but we will see what the market bears and will be prepared to adjust the price if needed.

Proceeds from these lots will provide the necessary funds to complete the last phase of work on the dam and provide for much needed improvements to some amenities. Some of the initial proceeds will be used to pay for new fencing around the horse pasture since the boundary lines will be changing due to the sale of these lots. Soon we will begin surveying the membership to ask for your help in prioritizing which amenities will receive improvements from the remaining proceeds.

I'd like to provide a little background on the decision to sell land for those of you who are new to the community. We presented this and other plans to the membership last year as a means to raise funds to pay for necessary major repair to the dam, and to raise funds for other major improvements in the community. All proposals but one were approved by a vote of the membership in accordance with our bylaws. The only way we could see of raising enough money to accomplish the necessary repairs to save our lake was through the sale of land because the POA had no savings and very poor cash-flow due to excessive unpaid receivables. We hated subdividing our horse pasture but we were at risk of losing our beautiful lake and needed to take action, and we need money to do other major improvements for the neighborhood. We are an aging community in need of some TLC!

DELAYS ON COMANCHE PARK PLAT

Last year the membership approved a plan to plat and sell a one-acre homesite out of Comanche Park. We ran into an unexpected conveyance issue with the lot. When Lake Bonanza's founder, Jim Fuller, conveyed the land to the POA the conveyance document was not specific in conveying the lake and parks to the POA, nor was it specific in excluding it. Late in the platting process, after we had already invested in the majority of the platting expense, we were notified that proof of ownership could not be established from the conveyance document for Comanche Park. It was an ugly surprise! Two different attorneys were consulted and both agreed that we meet all the criteria of a legal claim under the law of "adverse possession" because sixty years have passed since the land was conveyed and the POA has had control and possession of all common areas as well as paying all taxes and maintenance. However, to claim adverse possession a lawsuit is required. We hope to avoid this so we are working on an alternative to legal action and will keep you informed of progress. Until it is resolved we cannot complete the plat although the majority of the work has already been done by the survey company.

DAM REPAIR PROGRESS

In 2012, and again in 2018, the TCEQ issued an inspection report to the board requiring that the dam's erosion area be repaired and that the entire dam be brought back into proper maintenance standards. Trees had been allowed to grow into the dam on the back slope as well as the front slope in some places, undergrowth was allowed to take over on the back slope. Regular mowing and maintenance was not being done.

The current board discovered the reports and immediately took action. It has taken us three years to get to this point. We've raised funds, implemented an Emergency Action Plan and commenced an ongoing regular maintenance program. We had the entire back slope of the dam cleared of all small growth and trees less than 4" in diameter. The TCEQ allowed us to fill the erosion area to prevent further loss. Final repairs are pending.



This picture was taken April 2020 from below the backside of the dam next to the drain pipe.



These photos were taken in June 2023, after the TCEQ gave us permission to do an interim compacted fill to avoid further erosion. A 70% clay 30% sand mixture were used. This was a large part of the needed repair, but not all of it.



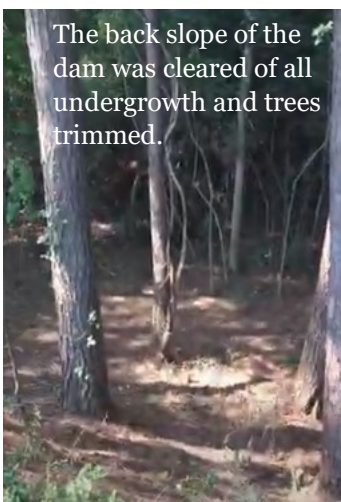
Volunteers placed heavy sheeting to protect from further erosion in 2021 and again in 2023 until repairs could begin.



We plan to place sod on the slope and plant seed on the crest to preserve the new soil. Please pray for rain to nourish it! Final repairs include possibly extending the drain pipe and adding some rip-rap and restoring the overflow on both sides to raise the water level again. We've kept it low to reduce pressure on the dam.

We are required to have an engineer present a plan for additional repairs for approval by the TCEQ. We anticipate the TCEQ may require some hydraulic studies which can be costly.

We are raising additional funds through the sale of new lots to complete the final repairs and pay for these costs.



The back slope of the dam was cleared of all undergrowth and trees trimmed.



Mary always goes the extra mile. She waded out there and cleaned the yuck off of the drain pipe. Thanks Mary!

PROPOSITION FOR ANNUAL DUES ADJUSTMENTS & LOCKED RATES FOR EXEMPTED ELDERLY AND DISABLED

I know what you're thinking. No increase in dues! We don't like the thought any more than you do but this community can't run for generations to come on income levels from 1990. Which of you would stay at a job and never receive even a cost of living raise?

The electricity costs over \$1000 a month. Most of that expense is street lights. I like street lights. They make me feel safer. We pay about \$14,000 a year for insurance of the properties. Pool maintenance and chemicals cost thousands each year, mowing the parks and dam costs thousands, maintaining the tractors, and managing the corporation and all it's filings cost more and more each year. Yes, we now pay for a property manager but let me assure you someone has to be focused on collecting dues and managing the day to day operations. We are getting a handle on things. It's good business management and it's finally working like it should.

Please look very carefully at this proposal and give this little increase every consideration when you vote. The amount of the monthly or annual dues shall be set by a majority vote of the members of the corporation at a regular or special meeting called for that purpose.



PROPOSED SCHEDULE OF ANNUAL DUES AND EXEMPTIONS

If approved by the membership, annual dues may be increased 0% up to 2% per year at the discretion of the board, by majority vote of the board. This means that in some years dues may increase by no more than 2% from the prior year rate, and in some years, they may not increase at all:

	<u>Current</u>	<u>Examples of increases if raised at these %'s:</u>		
		2%	1%	1.5%
	<u>2024</u>	<u>2026</u>	<u>2028</u>	
➤ Single lot	\$228.00	\$232.56	\$234.89	\$238.41
➤ Two adjoined lots (one dwelling)	\$252.00	\$257.04	\$259.61	\$263.50
➤ Three adjoined lots (one dwelling)	\$276.00	\$281.52	\$284.34	\$288.60
➤ Four adjoined lots (one dwelling)	\$300.00	\$306.00	\$309.06	\$313.70
➤ Five adjoined lots (one dwelling)	\$324.00	\$330.48	\$333.78	\$338.79
➤ Six adjoined lots (one dwelling)	\$348.00	\$354.96	\$358.51	\$363.88

Exemption: Eligible members who have an "Over 65" or "Disabled Person" Homestead Exemption on their property with the Montgomery County tax office, are current on all dues and assessments, and live in Lake Bonanza may be eligible, on request, to have annual dues locked at the then current year rate on their primary residence for as long as they own the property, live in Lake Bonanza, and pay annually in full. Members owning additional properties within Lake Bonanza are not eligible for fixed rates on those additional properties.

Members who have unpaid balances are not eligible for fixed rates. The board, at its discretion, may extend payment periods for fixed rates under extenuating circumstances.

Dues are payable in full by January 31st each year. However, monthly payments are acceptable upon request. Contact the property manager to arrange for monthly billing.

If approved by the membership, the Schedule of Dues will be posted on the LBPOA website and updated by the board annually. Notice of increases, if any, will be included in the annual statement.

ELECTIONS & VOTING

Election Integrity Must Work Both Ways

Applications and the election process are managed by board members who are not on the ballot. All eligible applicants are granted the opportunity to run for a position on the board. One of this year's candidates submitted an application for Vice President but was disqualified because it would have resulted in a violation of our bylaws by allowing him to exceed term limits. Michael Johnson was appointed Vice President in December 2020 after the former VP was removed from office by petition of the members. Michael served out the rest of that 2019-2021 term. He was re-elected for 2021-2023 and has served out that term. If he is elected again it would have resulted in him exceeding term limits. Michael was notified of this application error and given an opportunity to run for a different position but he did not revise his application. We thank Michael for his service.

Another candidate submitted an incomplete and inaccurate application containing slanderous accusations against a member. Applicants agree to the following statement before submitting an application: "I understand and agree that if my application is found to be received incomplete or inaccurate it will be returned to me for correction and the application will be considered as not received until a new and corrected application is submitted prior to the deadline." The applicant agreed to this statement, was notified and given an opportunity to complete and correct the application with an extension beyond the deadline. He chose to re-submit, but his application was still inaccurate because it still contained slanderous remarks about the member.

This board will not be tampered with by unscrupulous people who are bent on causing discord and making disparaging remarks about innocent people. We do not apologize for taking a firm position on integrity.



We selected Election Buddy to help manage the voting process three years ago so that we can insure integrity. The online system of voting has been used by LBPOA for every vote taken over the past three years and we are extremely pleased with it. Election Buddy is used by world-class organizations with industry-specific voting needs.

There is a feature of the system that enables us to "spoil" a ballot. The purpose is not to enable tampering, but to avoid it and further insure integrity. We use this feature when change of ownership of property occurs after ballots are sent out. Every spoiled ballot includes a comment on why it was spoiled.

We do not apologize for taking a firm position on integrity.



OFFICIAL BALLOT

OFFICIAL VOTER INSTRUCTIONS

Your Vote,
The Future
of Lake
Bonanza.

*Please
vote*

- **Online (preferred).** Follow the link on the ballot and enter the Key when prompted. Each member has been assigned a unique Key and Password that may be used one time only. Deadline to vote online is 2:00 pm, Saturday, August 26, 2023, *or*
- **Vote by mail.** Your completed ballot can be mailed to 5956 Cessna, Montgomery, Texas 77316. Our mailbox is secure. Mailed ballots must be received in our mailbox by 5:00 pm on Friday, August 25, 2023. *or*
- **Drop-off.** You may drop off your ballot in the black mailbox at 5956 Cessna. Again, this is a secure mail-box and it is under video surveillance. Drop-off ballots must be dropped in the secure mailbox at 5956 Cessna by 5:00 pm on Friday, August 25, 2023. *or*
- **In person.** Attend the Meeting on Saturday, August 26, 2023 at 2:00 pm and present your ballot in person when called. No late ballots will be accepted after last call.
- **Proxy.** By proxy ballots are not allowed since absentee votes are provided.

By casting your vote via absentee ballot (online or by mail) you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

**View Candidate Applications & Proposals
with ease when voting online**

Or, at www.lakebonanzapoa.org

Log into the Member Portal is required.

VOTE ONLINE

secure.electionbuddy.com/m/LBPOA5956/vote2023

Enter your unique ID/Key and Password:

HANDWRITTEN BALLET

BOARD ELECTIONS

Vice President (select ONE)

Elise Eaton

Angus Weatherly

Treasurer

Dwight Courtney—Uncontested winner

Directors (select THREE)

Michael Spores (Incumbent)

Shaylor Andrew

Theresa Hewett (Incumbent)

James Jones

Bo Roach (Incumbent)

PROPOSITION FOR ANNUAL DUES ADJUSTMENTS & LOCKED RATES FOR EXEMPTED ELDERLY AND DISABLED

YES. I approve the proposition as stated on page 5 of this document.

NO. I do not approve of the proposition.

BYLAWS UPDATES

YES. I approve of the proposed bylaw revisions in the document titled “LBPOA Bylaws Rev. Aug 2023” posted at lakebonanzapoa.org under the “2023 Vote” section. (see page 1)

NO. I do not approve of the proposed revisions to the Bylaws.

Printed Name: _____

Signature: _____

Telephone: _____

Email: _____

All handwritten ballots
must be signed to be
counted.

Electronic ballots are
considered signed.



LAKE BONANZA
PROPERTY OWNERS ASSOCIATION

Board of Directors

Officers:

President, Donna Abbott
Vice President, Michael Johnson
Treasurer, Elise Eaton
Secretary, Mary Wesolick

Directors:

Theresa Hewett
Bo Roach
Michael Spores
Dwight Courtney

Please Vote

MEETING NOTICES

The Annual Meeting of the Members and election of board members will be held Saturday, August 26th at 2:15 pm at 5956 Cessna Drive, Montgomery, Texas. Let this serve as notice also that a meeting is being called for the purpose of finalizing the vote to approve updates to the Bylaws and a nominal increase in annual dues on Saturday, August 26th at 2:00 pm at 5956 Cessna Drive, Montgomery, Texas. These issues are held in a separate meeting because the matters require a regular or special meeting. Detailed information about these proposals are enclosed for your consideration.

At the Annual Meeting each member will have a two-minute opportunity to speak. A copy of the annual P&L statement will be available for all members.

Your individualized ballot is enclosed with voting instructions and detailed information about candidates, proposed bylaw changes and proposed changes to Annual Dues.



LAKE BONANZA
PROPERTY OWNERS ASSOCIATION

5956 Cessna Dr
Montgomery, Texas 77316

Phone: 936-588-3561
E-mail:
manager@lakebonanzapoa.org
Website: lakebonanzapoa.org



BALLOTS ENCLOSED
Don't throw me away!

PLEASE
PLACE
STAMP
HERE