

LAKE DEERWOOD PROPERTY OWNERS ASSOCIATION

MEMBERS SPECIAL MEETING AGENDA

Date: June 27, 2026

Time: 10:00 a.m.

Location: 600 Deerwood Drive, Lake Deerwood Estates

1. Call to Order

2. Roll Call / Establish Quorum

- Quorum will be established in accordance with the bylaws and will include members present in person and valid written ballots received by the deadline.
- A quorum is the minimum number of eligible members or votes required to conduct official Association business.
- **Voting validity:** Once quorum is met, the proposed bylaw amendments will be decided based on the required approval percentage of the valid votes cast.

3. Purpose of Meeting

- Proposed Bylaw Amendments and Community Updates

4. Voting on Bylaw Amendments

Voting will be conducted by written ballot.

Ballot Instructions:

- Ballots may be submitted by:
 - Mail (received by June 26, 2026)
 - HOA drop box at 600 Deerwood Drive
 - In person at today's meeting
- All ballots must be received by **10:10 a.m.** to be counted
- Ballots must match the property owner on record
- Only members in good standing are eligible to vote
- Each property receives one ballot

Ballots will be collected and closed at the deadline for tabulation.

5. Executive Report

- Bylaw amendments update
- Lake treatment progress and next steps
- Road and infrastructure update
- Transparency and financial updates

6. Financial Report

- Summary of finances
- Transparency measures and record access

7. Member Comments

- Open floor for questions and discussion

8. Announcement of Voting Results

Results will be counted after ballots close and shared with the community through our usual communication channels, including the Association website and official notices.

9. Adjournment

To Be updated / complete
By July 10

LAKE DEERWOOD POA
MONTHLY TREASURY REPORT
MONTH ENDING 6/30/2026

BEGINNING BALANCE (3/31/26) \$25,447.85

INCOME (DEPOSITS)

DATE:		
4/3/2026	SQUARE	\$115.74
4/3/2026	CREDIT - RETURN HOBBY LOBBY - UNUSED EASTER GOODS-KIDS	\$70.66
4/14/2026	DEPOSIT REGULAR	\$60.00
4/22/2026	CREDIT SHERWIN WILLIAMS	\$121.13
4/22/2026	CREDIT SHERWIN WILLIAMS	\$811.79
4/28/2026	DEPOSIT REGULAR	\$310.00
	INTEREST	\$0.95
	TOTAL	\$1,490.27

DATE:		
5/11/2026	SQUARE	\$57.72
5/12/2026	DEPOSIT REGULAR	\$120.00
5/27/2026	DEPOSIT REGULAR	\$500.00
	INTEREST	\$0.62
	TOTAL	\$678.34

DATE:		
6/2/2026	DEPOSIT REGULAR	\$90.00
6/12/2026	SQUARE	\$60.00
	TOTAL	\$150.00
	TOTAL DEPOSITS	\$2,318.61

LAKE DEERWOOD POA
MONTHLY TREASURY REPORT
MONTH ENDING 6/30/2026

DATE	CHECK #	PAYABLE TO	DESCRIPTION	AMOUNT
4/1/2026	DEBIT	WAL-MART	5 PK COPY PAPER, 2 SIGNS- HOURS & SURVEILLANCE	\$ 40.18
4/1/2026	1070	MICHELLE BAKER	DATA MAINTENANCE 3/24/26-3/31/26	\$ 160.00
4/6/2026	DEBIT	1099 ONLINE	TAX FILING 1099	\$ 6.79
4/7/2026	DEBIT	USPS	CERTIFIED MAIL - LATRICE FRANCIS	\$10.48
4/7/2026	1073	SSJ SERVICES	DAM REPAIR	\$2,000.00
4/13/2026	AUTO	INTUIT	QUIKBOOKS ONLINE ANNUAL	\$430.92
4/14/2026	AUTO	ETEX	PHONE & INTERNET	\$136.14
4/15/2026	1074 VOID	HARLETON WSC	SET UP ON AUTO DRAFT - WATER	\$26.13
4/17/2026	DEBIT	US LIABILITY INSURANCE	LIABILITY INSURANCE PARK ETC	\$944.00
4/22/2026	1072	STEVE SHAW	ATTORNEY RETAINER - LATRICE FRANCIS CASE	\$1,500.00
4/27/2026	AUTO	UPSHUR RURAL	ELECTRIC	\$103.13
4/28/2026	1075	MICHELLE BAKER	DATA MAINTENANCE 4/1/26-4/28/26	\$320.00
*1071			APRIL TOTAL EXPENSE	\$5,677.77

DATE	CHECK #	PAYABLE TO	DESCRIPTION	AMOUNT
5/5/2026	1076	THOMAS WAXLER	MOWING	\$150.00
5/6/2026	DEBIT	MCCOYS	FURRING STRIP, TACKER, POLY FOR PIER COVER INSTALL	\$163.58
5/7/2026	DEBIT	HARLETON HARDWARE	CLOTH DROP/POLY PLASTIC FOR PIER COVER	\$22.28
5/8/2026	1077	DROSS DRONE	HERBACIDE ON LAKE	\$8,590.00
5/13/2026	1078	HARRISON CO ROAD & BRIDGE	CULVERT CEDAR CT & LIBERTY	\$747.31
5/13/2026	AUTO	ETEX	PHONE & INTERNET	\$134.97
5/15/2026	1079	NATHAN ELLIOT	BRUSH HOG	\$455.00
5/15/2026	AUTO	HARLETON WSC	WATER	\$25.63
5/19/2026	1080	HAROLD PADEN	HARRISON CO DIFFERENCE FOR CULVERT CASH	\$27.00
5/26/2026	DEBIT	WALMART	REIMBURSEMENT	\$ 10.74
5/26/2026	DEBIT	WALMART	MAILING LABELS - BALLOT	\$35.01
5/26/2026	DEBIT	UPS STORE	ENVELOPES - BALLOT	\$415.68
5/26/2026	AUTO	UPSHUR RURAL	PRINTING - BALLOTS COLOR & PACKETS B/W	\$106.03
5/26/2026	1081	MICHEAL TRAMMELL	ELECTRIC	\$135.00
5/28/2026	DEBIT	USPS	WEED EAT DAM/SLOPE	\$405.60
			POSTAGE - BALLOT	
			MAY TOTAL EXPENSE	\$11,423.83

Lake Deerwood Property Owners Association
Executive Summary (Meeting Remarks)
June 27, 2026
Calvin Baker, President

Good morning, everyone,

I'd like to begin by sharing that the proposed bylaw amendments have been presented to the community for a vote. The Association put in a great deal of effort to review, update, and align the bylaws with the Texas Property Code, and our attorney reviewed the changes before they were finalized. We amended six sections and have received strong, positive support from the community.

This work has been a priority because the bylaws serve as the foundation of our Association and are critical to its long-term success. We've also seen strong participation from members in good standing, and we sincerely appreciate the continued involvement from our community.

I'm also pleased to report progress on our lake management efforts. We recently completed a successful lake treatment using drone technology to map and target vegetation overgrowth that has been impacting water clarity.

Before treatment, excessive vegetation caused:

- Low oxygen levels that harm fish and fish growth
- Ecosystem imbalance and reduced biodiversity
- Poor water quality, including algae, odors, and murky conditions
- Increased mosquito activity
- Potential clogging of pumps and overall limiting of the water usability

Following the treatment, we are already seeing improvements in clarity, water quality, and overall lake health-the fish are jumping.

Next Steps:

The drone service is scheduled to return in August for a follow-up treatment in areas that are still showing some growth. To maximize the effectiveness, we plan to treat all remaining areas that were not addressed initially. This will help prevent the need for repeated treatments. The cost of this project was \$8,590 and completing it thoroughly now is vital in protecting that investment.

Road & Infrastructure Update:

The board has also recently approved \$1500. For the addition of a culvert and road repair at Cedar Court and Liberty. This improves drainage and overall road conditions.

As a reminder to the community, The Lake Deerwood Association is responsible for taking care of the common areas that are owned by the Association, namely: the lake, park, community center, and dam. The roads West of Liberty Dr. are private roads. Our bylaws do not require the Association to maintain the private roads, and Harrison County isn't required by Texas law to maintain them either. Typically, that responsibility falls on the property owners who use those roads.

But even though it's not required, history shows the Association has helped with certain road and drainage projects when we've had the funds and when it improves safety and access for the community. The culvert at Cedar Court and Liberty is one example of that.

To be transparent, the Association put together an itemized letter on January 27, 2026, that outlines the money it has spent over the last 5 years on private road improvements- totaling over \$40,000.00

Going forward, we'll continue to focus on our main responsibilities while helping with road improvements only when it makes sense, and we can afford to do so.

Basketball Court Update:

Following the installation of the new basketball court, we encountered an issue with the surface coating. The initial paint application did not properly bond to the court, which resulted in bubbling. As a result, the paint was removed.

The product used was a Sherwin-Williams coating, and the application was completed in accordance with the manufacturer's instructions. Once the issue became apparent, it was promptly reported to Sherwin Williams. A store supervisor from the Longview location met with us on-site to inspect the condition.

After their evaluation and internal review, Sherwin-Williams issued a refund for the product and provided partial compensation for labor costs.

We are currently evaluating alternative methods and materials for properly coloring and striping the court to ensure a durable and long-lasting finish.

Financial Transparency Statement:

The Lake Deerwood Association is aware of rumors suggesting misuse of funds, and we take these concerns seriously. In the interest of full transparency, we have provided access to our financial records to the Justice of the Peace in Harrison County, including the last 36 months of bank statements and other supporting documentation for review.

In addition, as part of the proposed bylaw amendments, we are working to make our financial records more accessible to members through a written request process. There is absolutely nothing

to hide, and we strongly encourage our members to seek accurate information directly, rather than relying on rumors.

We have seen a lot of positive changes in Lake Deerwood over the past few years, and we remain committed to the goal of making this a great place to live. I recently met with the Sheriff's Department, and while in his office Chief Reavis was happy to share with me that they are no longer receiving the number of calls they once had here, and the crime rate in our Lake Deerwood Community has gone down.

It's encouraging to see kids out in the park now daily- enjoying the space, playground and using the new basketball court. It gives us confidence in the future of our community, and we're very committed to helping provide a safe place for our children to play and spend time together—after all, they are the future of our community and our nation.

Thank you, Lake Deerwood community, for your continued support.

Lake Deerwood Property Owners Association

Notice to Members – Lake Maintenance & Vegetation Treatment

Dear Property Owners,

The Lake Deerwood Property Owners Association (POA) would like to provide clarification regarding lake maintenance activities and recent aquatic vegetation treatments.

As outlined in the recorded restrictive covenants, lakefront property lines extend **twenty-five (25) feet into the lake** for the purpose of allowing access and construction of approved piers. This limited extension does not grant individual owners authority over lake management. The lake is a shared amenity maintained by the Association for the benefit of all members, and the POA is responsible for its upkeep and preservation.

Recent Vegetation Treatment

The Association conducted lake treatments on:

- **May 7, 2026 and May 8, 2026**
- Targeting **invasive aquatic vegetation**

Summary of work performed:

- Licensed applicator: Dross Drone Services, LLC, Benjamin Doss
- Treatment areas: Approximately **7.57 acres and 8 acres**
- Products used:
 - **Diquat / Captain XTR**
 - **Aquaneat / Aquamaster**
- Application method: **Drone equipment**
- Weather conditions were noted as suitable for application

All work was performed by a licensed applicator in accordance with **Texas Department of Agriculture pesticide application requirements**, and records are maintained as required.

Authority of the Association

The POA is responsible for maintaining the lake for all members. This includes:

- Controlling invasive vegetation
- Preserving water quality

Will I be notified before future treatments?

The Association will make reasonable efforts to inform members of planned treatments; however, maintenance decisions may be scheduled based on weather, conditions, and urgency.

Who do I contact with questions or concerns?

Please contact the Lake Deerwood Property Owners Association for further information or discussion.

Commitment to the Community

The Association remains committed to responsible lake management and protecting the health, safety, and enjoyment of Lake Deerwood for all residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Calvin Baker, Pres". The signature is fluid and cursive, with the last name "Baker" being the most prominent part.

Calvin Baker, President

Lake Deerwood Property Owners Association.

Lake Deerwood Dam Report
Harold Paden, Vice President
Meeting Date: June 27, 2026

In fall 2025, the Lake Deerwood dam was inspected by the Texas Commission on Environmental Quality (TCEQ). They found that the drain system and emergency overflow are both working well.

During the inspection, **five beaver holes** were found, which could weaken the dam. A contractor was hired to fix them using a backhoe. The holes were dug out and filled with packed clay to make the dam strong again. The repairs cost **\$2,000**.

Beavers are still a concern because they can dig more holes and block the drainage system. To manage this, the association will keep checking the dam regularly, fix any new holes quickly, and look at wildlife control options if needed.

There may still be some small water seepage because the dam was originally built with sandy material, but this is not a serious problem.

Overall, the dam is in good shape, has no major issues, and has been working well for about 50 years.

Lake Deerwood Property Owners Association

Notice to Members – Voting Eligibility and Requirements

Dear Property Owners,

This statement is to clarify the requirements for voting eligibility and participation as established in the Association's Bylaws. These standards are intended to ensure fairness, accuracy, and proper governance for all members.

Membership and Voting Rights

Under the Bylaws:

- Each lot is assigned **one (1) vote**
- If a lot has multiple owners, those individuals together must decide how their **single vote** is cast

Member in Good Standing (Voting Qualification)

Only members who are in **Good Standing** are eligible to vote. To qualify, a property owner must:

- Be **current on all assessments and charges** owed to the Association
- Have **no active lien** filed by the Association against their property
- Have fulfilled all required obligations to the Association
- Have provided **proof of ownership** to the Association as required by the Bylaws

7-Day Payment Requirement

To be eligible to vote at a meeting, all amounts owed must be **paid in full at least seven (7) days prior to the vote**. Payments made after that timeframe may not qualify for voting at that meeting.

Determination of Eligibility

The **Board of Directors** is responsible for determining whether a member meets the requirements for Good Standing prior to any vote. In limited cases, the Board may consider exceptions where appropriate.

Voting Process

- Only members in Good Standing may participate in Association votes
- A **majority of eligible votes** at a meeting where a quorum is present is sufficient to conduct business

Quorum Requirements

- A quorum is established when **10% of eligible members** are represented at a meeting
- If a quorum is not achieved, a follow-up meeting may be held where those present may proceed with voting

Lake Deerwood Property Owners Association

P.O. Box 698

Harleton, TX 75651-0698

Date: 1-27-2026

To: All Members of Lake Deerwood POA

Subject: Private Dirt Road Maintenance – Bylaws, Expense Summary, and Recommendations

Dear Members,

This letter clarifies the POA's role and recent expenditures regarding the private dirt roads in Lake Deerwood Estates.

Bylaws & State Law Summary:

1. **No Explicit Obligation for POA to Maintain Private Roads**

Nowhere in the bylaws is there a provision that explicitly requires the POA to maintain or repair the private roads. The Association's responsibilities, as outlined in Article VI (Association Responsibilities), focus on administering and enforcing covenants, collecting assessments, and managing common areas, but do not specify or assign road maintenance as a duty. (Lake Deerwood Bylaws)

2. **Assessments and Use of Funds**

Article XIII (Assessments and Liens) states that assessments are to be used for "the comfort, collective mutual enjoyment, health, safety and welfare of the Owners," including maintenance, repair, or replacement of "Common Area improvements, including, but not limited to, Landscaped Areas and Easements." Roads are not specifically listed as a common area or as a required maintenance item. (Lake Deerwood Bylaws)

3. **State Law**

Under Texas law, counties are prohibited from maintaining private roads except in very limited circumstances. The Texas Constitution (Article III, Section 52) and Texas Transportation Code (Chapter 251) make clear that public funds and labor cannot be used for private road maintenance, and responsibility falls to the property owners who benefit from those roads. A road only becomes a county responsibility if it is formally accepted by the Commissioners Court ([county progress.com](http://countyprogress.com))

Expense Summary (2021–2025):

Date	Vendor/Service	Description	Amount
5/14/21	Holmes Concrete	Culvert, Plumb Chestnut	\$791.00
5/17/21	Jesus Olivera	Drain, dirt, gravel	\$700.00
8/29/21	Toby Horton	Culvert install, Chestnut	\$350.00
4/15/22	Two 8 Logistics	Drainage work, Chestnut	\$500.00
12/21/22	Knights Trucking	Fill, gravel, ditches, Plumb , Chestnut	\$11,400.00
4/19/23	Harrison County	Culvert install, Maple & Liberty	\$659.89
9/17/23	Knights Trucking	Road drainage	\$4,300.00
8/8/24	SSJ Services	Road work, Chestnut, Cotton, Plumb	\$13,000.00
8/20/24	SSJ Services	Private Road work	\$4,850.00
9/19/24	Southern Land	Clearing private roads	\$1,800.00
5/16/25	Knights Trucking	Load of SB2, Spruce	\$750.00
5/20/25	Harrison County	Culvert install, Liberty and Spruce	\$900.25

Total Spent: \$40,801.14

These expenses reflect targeted improvements for safety and accessibility, funded as permitted by the bylaws.

Recommendation:

Members should discuss and decide if future POA involvement in road maintenance is desired. If so, *a formal vote and funding plan should be established. Consider forming a volunteer committee to evaluate needs and recommend projects.*

Thank you for your attention and support.

Sincerely,

[President's Name]

President, Lake Deerwood POA

