

## Blue Water Oaks

### NOTICE OF REGULAR BOARD MEETING

Date: Thursday March 19, 2026

Time: 7:00pm

Location: Blue Water Oaks Community Room  
172 Rill Ct Alvarado, TX 76009

#### AGENDA

1. Call to Order

2. Roll Call

Jeff Maxwell, Nick Byrd, David Plunkett, Brad Polson, Krystal Bayer, Dr. Lynn SugarGermain and Tina Breckinridge.

3. Approval of 2/19/26 Meeting Minutes

4. Water & Sewer Report

5. Homeowner Open Forum

6. Office Report: Review policy for board member background checks. Review Payment Agreement Policy for outstanding dues. Review ongoing lawsuit for the community.

Discuss procedure for amending our Policy & Rule Book and vote on changes:

A. Enforcement of Violations (1)

B. Dumpsters (7)

C. Mowing & Maintenance (8)

D. Swimming Pool (17)

E. Swimming Pool Rules (18)

F. Community Room (21)

G. Boat Ramp & Boat Ramp Keys (22)

H. Signs (23)

I. Spelling correction to 'culvert' (43)

J. Membership Applicant Outside of Gate (44)

K. Water Rates (45)

L. Sewer Rates (46)

M. Installation Fee For Water Tap (47)

N. Installation Fee For Sewer Tap (48)

O. Retention Policy (54)

7. Treasurer Report: Review payments before checks are cut and current check signers.

8. Community Activities: Discuss upcoming Easter Party.

9. Rules & Restrictions

10. Building Code & Permits: Vote to accept current applicants for building committee.

11. Parks Piers & Maintenance: Discuss daily list for maintenance.

12. Streets Signs, Roads & Drainage: To fill pothole on Royal Oak & Chambers

13. New Business: Review and approval of 2025 tax return.

14. Executive Session: Discuss complaints, covenant violations, and account late fees.

Renter Background checks for approval.

15. Adjournment

Next meeting will be Thursday, April 16, 2026 at 7pm.