

Blue Water Oaks Regular Meeting Minutes 05/21/2026

Location/Date/Time: Community Room, Thursday May 21, 2026 at 7pm

Invocation by: David Preisner

Call to Order/Roll Call: Jeff Maxwell called the meeting to order. Present: Nick Byrd, David Plunkett, Dr. Lynn SugarGermain, and Tina Breckinridge.

Minutes Approval: Aprils minutes were motioned for approval by Tina and seconded by Nick. Unanimous.

Water & Sewer Report: For the most part things are going well, we do have something that needs to be addressed, our deepest well next to the pool, taps into the Paluxy at 720ft, is not producing as it should. Since 2012 that well has not been serviced, pumping 11 gallons per minute and it should be pumping 30 gallons per minute, to service and to replace the pump have them pull it and put it back in is about \$16,000.00 dollars for the pump an additional \$4,000.00 thousand in cost would make it roughly \$20,000.00, could possibly be more if they run into issues when replacing and installing new well pump. More street work that has been done and more street work that will be done. Gave updates on the locations that need road base and black top, will be calling for quotes. Mike Phillips asked if they could go deeper than the 720ft depth. Preisner said he didn't see an issue with the depth as it is now, he will ask if now would be a good time to go deeper and he doesn't know about the cost or the process of doing such. We still have plenty of water and there isn't a concern. Jeff Ma

Homeowner Open Forum: Joe Hall was not present to address the board. Linda Brower addressed the Board and the community in regards to the Governing Document Committee is currently working on establishing what the laws says with regard to what the HOA by laws would like and what we are allowed to do, what we are not allowed to do what must be included and how it is done. Documents that go with that, that being the covenants and the policies and how they have to comply with our by-laws and with state laws. At this point they are looking into all of those details, and seeing how our current bylaws abide by with all of those and what may or may not need to be rewritten within our bylaws that would help us to comply in a better way as a community and for the benefit of the community and the board. Linda Brower also asked the board why an attorney was mentioned in the executive meeting regarding the Governing Document Committee, Jeff Maxwell answered that we felt that we needed to get the lawyer involved because of some people that were going to be on the committee/panel. Leslie White then asked how much is this attorney costing us, Mary Jo replied with a lot, \$450.00 an hour. Linda Brower then circled back to her question on why the attorney was called in the first place. Nick Byrd replied with to stay in realms with the law that's the only reason why the attorney was informed. Mike Phillips inquired if there was a cheaper attorney we could use then Leslie White said that wasn't an outrageous price and that you get what you pay for. Kim Coe then made a comment that the Attorney only works for a few of the board members. Jeff Maxwell then clarified that the attorney works for the board. Kim Coe then said that Linda Browers Committee is not working for the board of directors it's the community doing it to give to the board of directors to send off. Jeff Maxwell then asked Linda Brower if she agreed with the statement Ms. Coe made, Linda Brower answered with yes, we are doing it for the community. Ken Melhourn addressed the board about the minutes on the January meetings, the board motioned that a \$250 violation to moving renters in prior to background checks and board approval would be assessed, Mary Jo clarified that the board cannot approve renters and the \$250 violation is not valid. Mary Jo clarified that we cannot ask for a Consumer report due to that being a credit check into an individual's finances but we can request for a background check.

Office Report: We still have a board member that is not current on the background check however also we will be making everyone current again before the next election time when we get nominees, the individuals that are nominated will also need to turn in a background check before being considered. Clarified Kim social media post about BWO not having a CPA, we do have a CPA. Community Room being used for bad weather, the office needed clarification from the board on that, Jeff Maxwell said that it should be, they would need to contact a board member to open it. Envelopes are being purchased that have "sealed vote" in red on the front, all the same size and color. Jeff asked for any Voting Nominations, Bill Pacheco nominated Jeff Maxwell, Jeff Maxwell accepted, Mike Phillips nominated Joe Hall, Dr. Lynn SugarGermain nominated Kim Coe, Kim Coe accepted then rescinded. Kim Coe nominated Justin Maghoney, Jimmy Howry nominated Tina, Tina Accepted, David Plunkett nominated Randy Smith, Linda Brower nominated herself. Wayne Delair nominated Mike Phillips. Bill Pacheco made a motion to close nominations and Wesely Wood 2nd all in favor. Permits that have not been addressed.

Treasurer Report: Budget errors, Mary Jo clarified that all errors will be corrected prior to being sent out.

Communities Activities: Family Movie night was moved into the community room due to weather.

Rules & Restrictions: Ride arounds were done May 15th, several infractions. Next ride arounds will be the week of June 8 – June 14.

Pool: Pool is open.

Building Permits: Will be discussed in executive.

Parks and Maintenance: Tractor is still in discussion between Nick Byrd, David Preisner and Jason Bunch. Put more rock down at the fishing pier to fill a hole, the retaining wall is starting to wash out. Thank you, Jason Carrol, for buying the rock, donating your trailer to dump the rock and donating your bob cat for Nick to use. Thank you, Brad Polson and Donny Barrow, for the moral support. To Volunteer within community, reach out to a board member.

Streets/Signs/Drainage: Look at bids for roads to get done next year.

New Business: We had a budget meeting, need to discuss increasing water rates, late fees and reconnect fees, also look into increasing Dues.

Adjournment: Jeff Maxwell Motioned, Dr. Lynn SugarGermain Seconded, unanimous.

Next Annual Board Meeting: Sunday, June 28, 2026 @ 3pm

Executive Session: Secretary was given \$1.00 raise, Water Superintendent was raised to \$55k a year, Policy changes on ATV was changed to 14yrs of age and under must have supervision while driving ATV, must have a waiver signed in the office. Vote on changing late fees to \$25.00 for water and sewer, changing reconnect fee to \$65.00, Changing water rates to \$47.00, all votes were unanimous. Complaints were reviewed; several letters are being sent out. One violation was rescinded. Permits were discussed and decided that after 4 days of no response from board member over permits they will then be sent to David Plunkett for review. Reviewed Proposed Budget and Raising dues by \$5.00, board voted to approve and to send out to the community

Respectively Submitted,
Rhea Allen
BWO Executive Secretary