

Minutes

LBHOA EC Meeting — Aug. 25, 2016

Commenced at 6:05

Present:

Frank Eischadt

Paul Boswell

Colleen Fiega

Ken Sherwin

Mike Lewis

Grahame Gay

Dennis Grounds

JT Thompson - Bulkhead Committee

Jay Johnson - Architectural Control Committee

Minutes:

Minutes from EC meeting in June and HOA meeting approved

ACC report:

Request for palapa at 43 Lazy Lane- Plunketts — prev. owner was denied where they wanted it. She wants to put one in front of pool asked for variance. Owner noted examples: 86 bayou has non-compliant structure - pool bar. Probably never followed through.

Make separate variance in rules on shade structures?

Do we want to hold firm on 20' from canal or reconsider proposal to allow 16'? Maybe down to 3' variance?

Paul confirms what Plunkers are asking about. Not permanent due to not having slab. No electricity. No sidewalls. Outdoor kitchens, palapas becoming more popular. Could we write in that 5' variance is ok if people can put up shade structure but not pour concrete?

What is purpose of rule? To make neighborhood front yard the canal side and keep it nice.

Jay: Need to legally define what shade structure is. All new houses are putting decks at 20' line. If can withstand hurricane winds and be sold with house it is a permanent structure. Willing to consider approving.

Has anyone complained about non-compliant structures? Yes.

Should the EC determine variances? People adjacent to properties in question should have a say in variance approval/denial. Need a process. Engage ACC rep, liaison, President. Question - does EC have authority to approve variances? Vet change through Greg and Greg and put a well-thought out proposal before the committee at the next meeting.

Jay - we should probably strengthen legal language in deed restrictions.

Although Dawn's plan is attractive and neighbors approve, approving hers changes rules going forward.

Frank to send email to Dawn explaining that committee needs time to consider variance approval process options.

Current non-compliant properties hang and wait until we decide on variance approval process, and then are brought forth individually based on new process.

Paul, Frank, Jay to draft variance proposal and present at next meeting in two months.

Put in front of January HOA meeting.

JT - Bulkhead report

One bulkhead to be reimbursed. Rule about bulkheads being raised 34 inches - a rule we aren't enforcing. Limit our contribution to reimburse if bulkhead isn't raised to 34 inches? Grahame proposes defined height based on mean high tide.

All but 3-4 bulkheads in neighborhoods have now been raised to that level, so we need to change rule. Encourage people to go with vinyl by increasing reimbursement for vinyl.

Frank asks JT for draft change at next EC meeting and bring to a vote in Jan. Has to do with protection of the properties. Bring something comprehensive to Jan. meeting. Frank suggests JT, Dennis, Mike create panel. Draft language.

Treasurer's report

Current balance \$115k. Street lights and landscaping costs increased. \$78k due to Resicon to close out street repair contract. leaves \$37k for rest of the year.

Treasurer's report approved.

Budget strategy

Current assessment for road repairs - 3 cents per square foot. \$50k street repair is one-time budget hit. Not a regular budget item. Frank says he's researching other HOA strategies for building reserves. Paul -Propose to increase HOA dues by \$100 and set up separate reserve fund where that extra \$100 goes. Tapped into at board's discretion/contingency. Frank suggests separate bank account, not part of general fund.

Dennis points out that this structure and strategy won't work for a large capital expense.

Grahame suggests current budget and balance is not adequate for flood-prone area like this.

Frank suggests returning to this topic at the next EC meeting.

Grahame, Ken and Mike Vera to form budget strategy.

Roads project update

Completed our project. Haven't yet billed us. A few punch list items exist. EC managed our part of the job. From this point forward homeowners need to advocate for their own issues to the water committee.

HOA to draft email to homeowners absolving of any future responsibility for issues and they need to address issue with water board - Colleen to draft letter and circulate.

Pothole on Birch and other issues need to be raised with county - tying concrete road to asphalt on Birch.

Lazy Lane — Dennis reported that Robin laid out proposition that road could be built for \$250k and he would put up \$100k. Dennis said we were too far along with current plan, and didn't think a subset of homeowners deciding what to do with the street was going to work.

CLS development project fact finding

Sense is that nothing will happen fast. Keep antennas open. Won't be able to do much about it. We'll just stay informed.

Galveston County /LBHOA responsibilities

More issues keep cropping up. Responsibility for maintaining bulkhead under bridges. How that folds into responsibility to maintain bridge. 2-3 year plan to replace bridge, fix bulkhead.

Additional topics

New neighbors at 13 Harbor. Renters. Paul knows owners not happy about situation and will stay on top of it. Ken suggests we propose to add automobiles to no parking on streets similar to CLS. Ken will research. Frank to respond to Kelly.

Grahame suggests HOA get defibrillator and install in neighborhood. Private collection. Frank suggests to talk to neighborhood and see if there's interest in private. Mike volunteers to research.

Adjourned 7:45 p.m.