



Meeting of Lazy Bend Homeowners  
January 24, 2019

Call to Order: 18:33

EC Members in Attendance:

Frank Eichstadt  
Dennis Grounds  
Ken Sherwin  
Bill Jenko  
Graham Gay  
Mike Lewis

Introductions by Frank

Introduction of new members – no new members announced

### **Approval of Previous Minutes**

Frank asked to waive the review the previous minutes  
Moved, Seconded, No Objections, so moved

Graham Gay is leaving the EC and the neighborhood – he is moving to Australia  
Graham was praised for his work for the EC, particularly for the work on the bulkhead committee

### **Treasurer's Report**

Dennis Grounds:

We had 100% participation in the assessments. The money discrepancy between predicted and received was due to the early payment by homeowners (counted in previous year)  
The Officer's Liability Insurance was higher than predicted because the payment cycle fell twice within the calendar year  
Bulkhead and drainage was higher than predicted due to large amount of bulkhead reimbursements  
The ending balance and reserve balance were presented. It was noted that the balance was approximately same as previous year – this was due to the increase in the assessments.  
The 2019 Budget was proposed – the only change of note was the Street Lighting budget  
Q: what do we pay for lighting – A: approximately \$2600. Lighting will be discussed as a separate item  
Vote to accept proposed budget – vote by show of hands – passed unanimously

### **Bulkhead Committee**

**Mike Veraa:**

6.5 total bulkhead jobs, 5PVC, 1 Wooden (vinyl is approximately 30% more in cost, but lasts longer)  
4 drainage projects  
Majority of work was done in early  
2017 – We did a survey of the bulkheads during low water  
Approximately 25% were failing  
This year (December 29, 2018) - water was lower, saw more failures – approximately 38%, 14% were in 'poor' condition  
Note that it was not an inspection, but rather a survey with subjective classifications  
Letters will be sent to all homeowners identifying the condition of their bulkhead



There is reimbursement available, up to 20% for the wood equivalent – for PVC, the reimbursement is based on wood cost, and so additional cost is on the homeowner

The bulkhead committee is available to advice and consult, as well as to provide inspection during construction

Rules of order are available on website, as well as general guidelines

Guidelines for drainage are mentioned on the website

### **ACC**

Jay Johnson

Slow 6 months – no new submittals for new work

Roof work has been noted in the neighborhood – it is recommended that the homeowner contacts the ACC prior to work on the roof or anything exterior to the house. The general guideline is that for exterior modifications to the homes the ACC should be informed to maintain the general look and feel of the neighborhood

### **Special Topic – Road Improvement Proposal**

Current Texas Law dictates that we need to have an absentee vote available for this project, so voting will be delayed until the Summer HOA meeting.

We will have better costs and details prior to that meeting. Included in that evaluation will include the possibility of a special assessment or whether it can be handled through normal budget. The scope and approach will be up for discussion and all options will be on the table.

The group was polled for general feelings towards this project – the discussion was generally in favor of the improvement project

### **Special Topic – Lighting Improvement**

Bill Jenko

All lights are going to be replaced with LED lights (all mercury vapor lights)

We will pay \$3.65 each for 15 lights plus the cost of electricity

Previous cost was approximately \$200 per month

Predicted cost will be \$75 per month

Photocell operated

Light is directed, is appropriate street lighting

24,000 hours lifetime for mercury vapor

40,000 hours lifetime for LED

Replacement will occur in March (estimated) and will be performed by the lighting company

### **Birch Street Bridge Update**

Frank and Dennis were invited to a meeting with County Commissioner; meeting was on January 24, 2019

The plan that was presented included the repair of the bulkhead and road. Road will be concrete east of bridge to West end of bridge. We will gain clearance (will not lose clearance). Bridge will have a sidewalk – there is a question to whether there will be adequate right of way for a sidewalk through the entire neighborhood – this will be TBD by the survey

This bridge is a Galveston County project (previous bridge was TXDOT)

Thank you to Darrell Apfel for including our concerns in the plan

Concept will be presented to us in June

Estimated start of the project will be June 2020; estimated completion date will be end of 2020 (road will be closed for 6 months)



We requested that the project be aligned with the end of the school year to minimize impact  
Frank noted that the appropriate parties were cooperating and it appears that the issues experienced with the West Bridge will be avoided

There possibly will be right of way issues with homeowner fences – the contractor will contact (Previously, one of the anchors was removed and subsequently returned...).

Gate on South end of Lazy was discussed – this would add nuisance to the homeowners. The current thought is to open the pedestrian gate for foot traffic.

Future Topic – how to deal with the decorative anchors.

**\*Discussion points on HWY 146 Bridge project\***

Boat ramps will be closed

The road under bridge may be closed as soon as Feb 2019

Proposed height may be reduced from 72ft to 58ft – this is one of the proposed solution because the cost estimates overrun the budget

LBHOA EC to send a letter in regards to this topic

**Topics from the Floor**

Emails to Website

- garage sale; topic was discussed at an EC meeting, we recommend that our residents participate in the Clear Lake Shores garage sale – is announced by CLS civic club, usually in May
- Tree trimming – was discussed at EC meeting

Lazy Bend sign – Dennis fixed it (thanks!)

Flowers – thank you Dawn!

Xmas decoration – thank you Pricilla!

Discussion of Jill Peirce – candidate for EC board

**Election Results:**

30 ballots were received by all methods (mail, email, in-person)

(25 are required)

Ken Sherwin: 28 votes

Dennis Grounds: 29 votes

Jill Peirce: 29 votes

All candidates win appointment – congratulations!

Meeting Adjourned at 19:41