

MEETING OF LAZY BEND HOMEOWNERS

AUGUST 2, 2017

Executive Board Members in Attendance:

Grahame Gay
Dennis Grounds
Frank Eichstadt
Mike Lewis
Colleen Fiega

Guest: Darrell Apffel

A quorum was reached with absentee ballots and the following attendees:

Pricilla Duffy, 78 Harbor
Melissa & Howard DeVore, 90 Bayou
Bob Reardon, 99 Bayou
Cathy & John Thomas, 40 Lazy
Phyllis & Dennis Grounds, 51 Lazy
Kirsten Beyer & Eric Gietl, 62 Harbor
Jennifer & Jay Johnson, 65 Harbor
Allison & Scott Putman, 72 Harbor
Beth Lang & Grahame Gay, 73 Harbor
Colleen Fiega, 77 Harbor
Barbara & Don Lazarz, 3 Harbor
Roz & Vic Harvey, 6 Harbor
Kelly & Ken Hutchinson, 7 Harbor
Michael & Andrea Lewis, 24 Harbor
Carol Carlson & Frank Eichstadt, 27 Harbor

Call to order 6:25 p.m.

EC Introductions

Welcome new homeowners - none

Darrell Apffel, Galveston County Commissioner, pct. 1:

Protecting interest of Lazy Bend residents. Birch Street main concern. Bridges are state bridges, inspected every 2 years and assign rating. Doesn't get on funding list until bridge rates.

While proposal to reconstruct bridge during street repairs made good sense, couldn't make it happen.

County Judge proposed a bond on Nov. ballot, asked for wish list of projects. Cities sent in list and total was \$105 million. Precinct 1 unincorporated and wasn't represented in the initial request. Apffel asked for consideration for unincorporated areas. Identified Birch street rebuilt and bridge as a project for the bond. Cities are pared down to \$35 million from initial \$105 million — goal is to not increase taxes. CAD submitted numbers incorrectly; still awaiting numbers to see what the amount would need to be to be a tax-neutral bond.

Ken Clark from Friendswood has long tenure and suggested letting CLS annex Lazy Bend but problem is Lazy Bend owns middle of canal to middle of street and would require replacing of lots since residents can't own street. Might be cost-prohibitive. Came up with idea at Economic Development Council to annex only Birch Street. May be continuity issue. Raises a lot of questions. Apffel requests to support bond. What's important today is to make decision by Aug. 21 to approve bond to go on November ballot.

Dennis Grounds asks Darrel Apffel to clarify that the bulkhead under the bridge would be included in the bridge repair. Frank said we had to scramble to fix bulkhead under East bridge as county didn't see the land under the bridge being their responsibility. History - we paid for bulkhead and county paid for east bridge. Brings up possibility that we may be reimbursed for money we spent on east bridge bulkhead should it be found that county is responsible.

Another possibility - interlocal agreement between Lazy Bend and CLS to allow them road ownership in exchange for police protection.

Treasurer's report:

Distributed paper copies. Collected all but 1 assessment which is 1/2 paid. High confidence it will be 100%. One homeowner paid in advance. One area where budget has been exceeded — landscaping. Trees grew like crazy over Birch street, bayou and lazy. 2 major contracts to remove trash trees and dead palm trees. Trimmed overhead branches. A few things to pay by end of the year but will finish year just fine. Won't save more than about \$10k difference between what we take in and spend.

Drainage and bulkhead costs - will they be absorbed? Bulkheads will become a big item.

Architectural Control Committee Report

29 lazy lane got a new fence. 14 harbor new roof and solar panels. 51 lazy roof and deck addition. 37 lazy new pool. 43 lazy new palapa.

Bulkhead Committee Report:

Frank expresses appreciation to JT for Bulkhead for service and realized that we had only one member when we should have been operating with 3. Mike Veraa chair, Dana Dale, Grahame Gay, Ken Hutchison, Nader all are serving. Bulkheads are aging.

Report from Grahame: New set of rules of order have been drafted. Evolved because water levels are rising and existing bulkheads too low. New guidelines to install new bulkhead. Should increase life of bulkhead and reduce burden of subsidizing. Many have completely failed. Survey will be made available on website but will distribute on request. 73 Harbor, 36 Lazy, 86 Bayou have all gotten new bulkheads during past cycle. Requests: 19 Bayou, 55 and 54 Lazy. Marine Inc still in business after owner passed away.

Once new rules are submitted for a vote and passed they will be posted on the website. Frank advocates for rules - stepping forward with specifications. Dennis says you're left to trust contractors for a large expense with little understanding of how it should be constructed. This helps homeowners understand what they're buying and provides good guidance. Grahame emphasizes the importance of good drainage to protect bulkhead. General rule of thumb - if deck slopes backward to house, bulkhead has failed. Frank builds on drainage issue. We have to do better job of making sure people address their drainage issues at outset and throughout of project. Other process issue - surveys of bulkhead committee and these are a tool for annual or biannual survey and gives about 2 years notice to get bulkhead repaired. Enables better coordination of contractors, leverages buying power of multiple owners. January meeting - bulkhead committee rules should be put forward for a vote.

Grahame - will post recommendations for electrical work for backyard or bulkhead. Only guidelines.

Items up for vote

Frank reads items up for vote. Frank and Dennis clarify question about tree limbs impinging canal navigation.

Question asked why CLS gets all the tax revenue for shopping center and we have to pay for our own streets and improvements. CLS is a city and they don't charge their residents property taxes.

No current reserve.

Current reserve fund proposal allows for flexibility in assessments when it's required and perhaps dip into it to alleviate any potential special assessment charges.

Results:

Proposed changes to covenants and restrictions - Passed 20 Yes - 5 No

Use of canals - Passed 21 Yes - 5 No

Covenant Enforcements & Fine Policy 17 Yes - 7 No

Assessments and Liens (wording) - Passed 17 Yes - 8 No

Rate change - Passed 23 Yes - 2 No

Reserve fund proposal - Passed 18 Yes - 7 No

Adjourn 8:07 p.m.