

Lake Shadows Civic League Monthly Board Meeting

Crosby Community Center

June 20, 2017

ATTENDING: Letha Whittredge Jerry Boring
Patsy Hoover Barbara Sander
Joanna Stewart

Letha **called the meeting to order** at 7:00 p.m.

The **Financial and Bookkeeper Reports** were given by Barbara. We also discussed the increased expenses this year to get the pool ready to open. Patsy moved that we approve the financial report as given. Jerry Seconded. It was voted and passed.

There was no **Architectural Report**. Richard was not in attendance.

Patsy gave the **Deed Restriction Committee report**. Jerry moved that we approve the Deed Restriction Committee Report as given. Barbara seconded. It was voted and approved.

Barbara gave the **Pool Manager report**. We discussed the need for supplies and there is another small leak. Some procedures were discussed. Problems at start up were discussed. The "No Diving" stickers are slippery and need to be repaired or removed. The Pool Manager has given her resignation. Patsy made a motion we accept the resignation of the Pool Manger. Jerry seconded. It was voted and passed. Patsy made a motion we accept the Pool Manager report as given. Joanna seconded the motion. It was voted and passed.

The **Maintenance Report** was given by Jerry. The jump board is slippery again and needs to be repaired. The tree is scheduled to be removed tomorrow. The short pier at the boat ramp still needs to be repaired. There was some discussion with other maintenance projects that need to be completed. Barbara made a motion that we accept the Maintenance Report as given. Patsy seconded. It was voted and passed.

The Bylaws and Deed Restriction Update Committee report was given by Patsy. We are still waiting for the new Bylaws to be completed and recorded. The work to review and type the new Deed Restrictions have begun. Updating the deed restrictions will be a long process. The Property Owners do have to vote on the proposed deed restriction changes. There was some discussion on possible changes.

Pool Updates were discussed in the Pool Manager and Maintenance Reports. We need to verify and record the votes for the following expenditures that were approved via email and text. Patsy made a motion that we approve the cost of the pool repairs by Cryer Pools (\$2,266.76). Barbara seconded it. It was voted and passed. Patsy made a motion that we approve the cost of removing the deadwood from the pool area of \$300. Barbara seconded. It was voted and passed.

Deed Restriction Enforcement Procedure Barbara will email the proposed changes to the Procedures and letters to the Board Members for review. There was some discussion regarding the changes. We decided to make a new email address for the deed restriction enforcements. Barbara will contact an Attorney we can refer deed restriction violations to when necessary.

Darla was not able to attend to discuss the **calendar for the website**.

Barbara made a motion to **raise the Maintenance Fees** by 4 mils per square foot for the year 2017. Patsy seconded the motion. It was voted and passed. This increase will be reflected on our billing cycle coming up this year. We will include a letter of explanation for the increases/changes in the envelopes with the invoice. The accounts were also updated to reflect the square footage reported by Harris County Appraisal District.

There was a discussion about **parking at the boat ramp**. Barbara made a motion that we **do not** require the Crosby Volunteer Fire Department to have a sticker to use our boat ramp. Patsy seconded. it was voted and passed.

Barbara made a motion that we approve an expenditure of \$900 to **remove the damaged tree at the Park**. Patsy seconded. It was voted and passed.

Website updates will include Hurricane Preparedness Procedures and Vacation Safety.

Public Questions:

When can we increase the Maintenance Fees? It can be increased **when** the Board votes to increase it. If we vote to increase it tonight, it will be on the next Maintenance billing.

When we first moved here we were told it could only be increased every 10 years. How can it be increased now? The current Board consulted with a 2 HOA Attorneys. The deed restrictions regarding a maintenance fee increase had previously been misinterpreted. **Section VI.3** gives the Board authority to vote to adjust the Maintenance Fees as deemed proper as long as any increase is no more than 4mil/square foot/year.

Why did they say they could only be renewed every 10 years? **Section VII.1** discusses the deed restriction automatic renewal process which is every 10 years (unless the deed restrictions are voted out by the community) and the process to amend the deed restriction. The Lawyer advised us that this section addresses the Deed Restrictions ONLY.

Can homeowners submit changes and pay fees to the Architectural Committee between the Monthly Board Meetings? Yes just contact the Chairman and schedule a time and place to meet.

Can we request the county spray for mesquites? Yes the phone number is posted on the website under the Non-emergency Numbers tab.

Can we begin to have community fireworks like we used to have? We can put it on our agenda for next July.

We discussed what we can do to **prevent park use** by people who do not live here or are not accompanied by a resident. It was decided we would continue to call the Sheriff to handle any issues.

Patsy made a motion that we **adjourn the meeting**. Jerry seconded the motion. It was voted and passed.