



Lazy Bend Executive Committee Meeting  
September 18, 2017

**Attending:**

Frank Eichstadt

Graham Gay

Jay Johnson

Ken Sherwin

Paul Boswell

Mike Lewis

Mike Veraa

Dennis Grounds (arrived late, 1816)

Meeting held at Ken Sherwin's home, 11 Harbor

Meeting called to order at 1807

Minutes from June 19 and August 2 presented to the group

The minutes were accepted as presented (Frank, Ken 2<sup>nd</sup>)

From August 2 Homeowners meeting: Dennis provided additional information regarding the results of the homeowner vote - further work will need to be done to complete the voting action. Dennis currently providing information for that.

**AC Committee**

No new construction to report

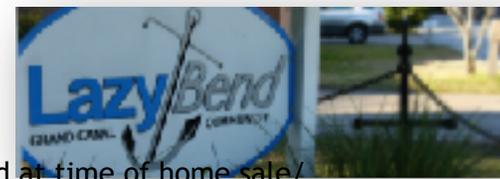
Per the previous request to the Committee: perform inspections of homes to ensure adequate drainage is installed on new properties. Results: Julie (100 Bayou) believed to have her drainage complete. David (105 Bayou?) drainage installed by neighbor. David has not done anything. Jill & Frenchy (107 Bayou) have no drain on 1 side - water collection been observed. No drain on 63 Harbor (Mike). One home on Bayou has been subjected to flooding in garage during any major rain event (104, Casey)- it was observed that there is a large drain at 106 Bayou that does not drain to canal (deadheads at bulkhead).

The point was made that drainage projects are partially reimbursable (20%) by the EC (similar to bulkheads). Graham made the point that inadequate drainage is a leading cause of bulk-head erosion issues.

The enforcement of proper drainage is the responsibility of the EC, not the AC. Also, there is not a direct rule addressing the runoff from the roof.

Frank to draft letters to Bayou homes to address the need for proper drainage. Jay to confirm the addresses that need action to be compliant. Jay to confirm that the drains are on plans too.

Grandfathering of Non-Compliant AC Issues: Offending structures. A small structure/storage shed (Carl's home on Bayou) is non-compliant, and one other property (Sam Boyd) has a dock box that is in violation. The items in question can remain in place; however they cannot be replaced (i.e. can be removed but no new one put in its place). It was noted that Carl's structure was in place when he purchased the home; it was modified with additional shade structure without AC approval.



Paul made the suggestion that the compliance issues should be notified at time of home sale/purchase. Frank made the point that we would like the home to be made compliant at that point, but we don't necessarily have a method of enforcement.

Dennis noted that there are (2) options:

- (1) either we grandfather the existing non-compliant structures, or;
- (2) require the homeowner to remove the structure during the sale of a home.

The offending structures:

Tool Shed/Boat house: Sam Boyd  
Carl's Structure on Bayou  
Gene's (potentially)

This list is not comprehensive. Mike to perform inspection of places that could be in violation, and Frank to draft letters.

### **Treasurer's Report**

D. Grounds

Items of note: CLEMC had additional cost (expected), and one bulkhead payout

Special Note re: Harvey Cleanup

As soon as possible, the EC will provide a roll-off dumpster for debris removal. Location for dumpster will be on Birch (on East side of LB)

### **Bulkhead Committee**

Mike V. presented

Points of note:

Sinkholes are present on 99 Bayou

Marine Inc is again performing residential bulkhead installation

Their vinyl design only goes 4ft below mud line (may not be adequate, so Mike investigated with manufacturer of the sheet piling)

Still require face pilings and whalers, otherwise the 4ft is adequate

Bulkhead Survey Performed

Survey not complete - need to complete at low water (winter?)

Question on how to communicate this to the homeowners - first notification should be notification that the bulkhead committee has found something that is non-compliant. No action suggested

Recommended that we do not notify anyone until we perform the complete survey

**\*\*Note: no notifications have been made to date.\*\***

Restoration of Ground Anchors

EC to provide information and recommendation for use -to be included with the bulkhead information

Committee has not met since May, so no progress on Rules of Order

Bulkhead Resource information still needs to be put on website

Mike to send information incrementally to Colleen and/or ML to get it posted

Projects presented: (3) completed recently, (7) in planning stage

Meeting will be called once sufficient topics are collected (target is this fall)

### **Committee Coordination and Enforcement**

Comment is made to address the ability of the EC to enforce rules and notifications.

Comment was addressed in the context of the other discussions

### **Restoration of Roads**

Paul is going to get a quote for blacktop resurfacing. Has made a couple attempts, will pursue further in person.



### **Posts and Anchors**

Ken volunteered to paint white posts if paint is provided

Paul made the point that the anchors may be providing us with a level of deterrence for fishers

### **Revisit Ballot**

Additional votes are required to pass the proposed change to covenants and restrictions (preamble), assessment rate change, use of canals

Above require 51% of all homeowners

Direct mail-out to be performed

Meeting Adjourned at 1930