

Meeting Minutes: Lazy Bend Executive Committee 28Feb17

Members Present:

Frank Eichstadt	Dennis Grounds
Ken Sherwin	Paul Boswell
Bill Jenko	Graham Gay

ACC Chair: Jay Johnson

Meeting to Order 6:30pm by Frank Eichstadt

Frank welcomed new member Bill Jenko.

Frank deferred the approval of the minutes from the Jan 25 Homeowners meeting until Mike returns. Mike Lewis was unable to attend due to being called out of town unexpectedly.

Bulkhead Committee – Graham Gay reported that Marine Inc has completed 2 bulkheads on Harbor Ln, they are actively working on two bulkheads on Lazy Ln, and have at least one other scheduled on Lazy Lane. When asked about the bulkhead survey, Graham responded that it would be finished soon. That would mark the first complete survey as devised by the Bulkhead Committee. Graham mentioned that the conditions of bulkhead deterioration had accelerated due to the scouring effects of Hurricane Harvey, he suggested that the bulkhead committee would add photographs to document the current state of bulkhead integrity. Jenko added that in discussion with Marine Inc. they reported that the depths of the canal adjacent to his property on Lazy Lane was approx. 9 ft. Frank reported on the drainage project on S. Lazy and that he informed the homeowners of qualifying for partial reimbursement.

Later in the meeting, the topic of how bulkhead report might influence the sale of property. A point of agreement was reached that having reported the condition to the homeowner, as determined by the bulkhead committee, it was then the owner's responsibility to determine disclosure to prospective buyers. There was further discussion of the need for professional engineers if the HOA needed to establish that a bulkhead failure was declared requiring HOA intervention.

Treasurer's report – Dennis Grounds reported that the current bank balance was \$73992.69 with 82/102 homeowners having paid by the end of February. There were no unusual expenses and it was time for delinquent assessment letters to go out.

Dennis and Frank reiterated the need to set up an appropriate bank account for the newly-instituted reserve fund.

The annual financial audit was discussed. Cheryl Robertson was accepted as the participating homeowner with two members of Executive Committee. Ken Sherwin will accept the data and schedule the audit.

C&R violations – Frank stated that a letter was going out to require the homeowners at the S. end of Bayou Ln to remove the truck and trailer that have been parked on the street since Sept., and in addition give the HOA a plan to repair the home from damage in Hurricane Harvey. Frank reported that a complaint about a loose dog at a rented property was being dealt with among homeowners and property management agencies.

Frank opened a discussion on studying restrictions on short term rentals (like AirBNB or VRBO) with an eye toward presenting homeowners with options in July. There was an extended discussion on renters and how rental properties could be better held in compliance with the C&Rs and further to assure that rental properties would not be allowed to degrade in appearance and neighborly behavior. There was no particular change proposed, only that the HOA should be diligent in requiring homeowners who rent their property to assure that they were in compliance with C&Rs. It was agreed to add this to the list of topics to be discussed with our attorneys, Gregg and Gregg.

The EC agreed that contacting CLS to request and review their AirBnB restrictions could provide LBHOA with some guidance on defining a proposed regulatory methodology.

Architectural Control Committee – Jay Johnson reported that there was very little activity. However, he reported that timeliness was being hampered by lack of ACC committee member's availability. In response, The Executive committee asked for volunteers to be alternative members of ACC. Ken Sherwin and Bill Jenko volunteered and were unanimously appointed to the ACC as additional members.

He also reported that the owner of 2 Harbor Lane had contacted the ACC regarding a proposed gate installation at the entry to the property. The proposed arched gate's maximum height feature exceeds the ACC guidelines for maximum fence height, but was determined by the ACC to be visually attractive and was, therefore, not considered objectionable.

New Business – Frank and Paul led the discussion regarding scope and cost of resealing, recoating, and striping the streets. The intention would be to help defer the cost of a major street replacement. Paul brought some informal estimates by the sq-ft. ROM estimates were \$30K for all 3 streets. Frank stated a desire to bring options (scope, financing) to homeowners at the July meeting.

Frank reported that the Birch Street Bridge replacement by the County has been agreed to be funded. No schedule was given, but if Funds are available it could be anticipated to begin this Calendar year. Coordination was discussed with the County Engineers, WCID12 (who owns the pipe bridge). Frank took the lead to emphasize maximum

clearance height, sidewalks, and signage. However, escalation of engagement is expected for us to achieve our goals for the neighborhood.

New Emergency Lane/ No Parking signs are to be installed (replaced) on S. Lazy lane.

It was requested and agreed that the Lazy Bend brick entry would be power washed and that other sign maintenance would be completed.

Meeting was adjourned 7:45 pm.