



Meeting of Lazy Bend Homeowners
January 24, 2018

Meeting called to Order at: 18:30

Executive Board Members in Attendance:

Frank Eichstadt
Dennis Grounds
Ken Sherwin
Mike Lewis
Paul Boswell
Colleen Fiega

****A special thank-you to Colleen for her service to the neighborhood by serving on the Executive Committee as a EC member and as Secretary!****

****Also, thank you to Colleen for her excellent work on the website too!****

Guests:

Judge Mark Henry (Galveston County Judge)
Greg Rikard (Candidate for Justice of the Peace Pct. 1)

Information was provided by the guest speakers regarding county and CLS funding and authorization for Birch Street repairs, east bridge replacement, and east bridge bulkhead repairs. The project is expected to begin during the coming year. The LBHOA Executive Board has been and will remain informed regarding project planning and scheduling

Introduction of New Residents:

Nancy and Ron (8 Harbor)
Norberto Flores (108 Bayou)
William Slone (not present, but introduced himself earlier)

Review of the mail-out voting on the C&R changes since July 2017 Meeting

The voting items that did not require 50% of all home owners were all passed and implemented

Two items required 50% of *all* homeowners

Issue 1: inserting language to control navigation in the canals (53 for, 3 against) PASSED

Issue 2: clearing up language about budgets and (45 for, 11 against) DID NOT PASS. The language has already been incorporated into the covenants, so this issue will be dropped

Point of Order:

Motion (and second) to waive the review of the previous Homeowner's meeting minutes. Minutes were available for review on the website for 6 months. Note: no objection to waiving the review.

Treasurer's Report (D. Grounds):

Assessments were paid ahead of schedule, but belong in the 2018 assessment year

Major expense this year was landscaping costs (was over budget considerably, but items were approved by the EC prior to expense)

Additional expense was due to Harvey cleanup (roll-off dumpsters, etc.) - over budget \$2800



All homeowners paid their assessments, only existing lien was cleared

2018 budget was presented:

Major addition was the bulkhead committee, \$20K budgeted. Currently (6) bulkhead projects in process. We anticipate this increased budget line to be present for the next couple of years

The reserve fund was discussed, which passed last meeting. Details of which are available on the website.

Audit: We are looking for a community member to assist in the budget audit. Volunteers can contact Frank or Dennis.

Election of Executive Committee Members

Positions coming to Term: Frank Eichstadt (president), Colleen Fiega, Paul Boswell, Mike Lewis

Identified Candidates: Frank Eichstadt (president), Bill Jenko, Paul Boswell, Mike Lewis

Additional nominations are welcome

Ballots were mailed out for absentee voting. They were also made available at the meeting.

Architectural Committee Report

Jay Johnson: It was a light 6 month period. 1 gazebo, one bulkhead replacement. It is anticipated that there will be a lot of construction in the next 6 month period (post-Harvey work)

Bulkhead Committee Report

Ken: A list of recommended Bulkhead construction companies is available on the LB website.

Additionally, the general rules and guidelines are available on the website

During low tide, the Bulkhead Committee went through the canals and did an inspection of all bulkheads in the neighborhood

25% of all bulkheads are in failed or are failing

10% are failed

Reimbursement is available to offset the cost of construction – details available on the LB website.

*Note: the reimbursement is for 20% of the wood cost. If vinyl is installed, the homeowner is still eligible for reimbursement, but it is for 20% of the equivalent wood cost.

*Note: replaced/repaired/installed drains are eligible for the 20% reimbursement as well

(5) active projects, (3) in the planning stages

*Note: letters have been sent out to a few homeowners discussing the lack of drains on their properties. Historically, no action has been taken by the EC.

Other Business

Frank Eichstadt presented an informal discussion of the road work that we are currently considering.

The EC will bring a proposal to the homeowners at the next meeting outlining that plan. This will be dependent on the budgetary restrictions

Scope of control of maintenance of homeowner's properties. F. Eichstadt highlighted the limitations of the EC related to the control of repair of property. The EC does not have a lot of jurisdiction (this may be addressed at a later date). A reminder was made to try and be neighborly and address property repairs.

The property at 96 was discussed. It was noted that the ability of the EC to enforce action is limited, but Frank will recommend to the homeowner suggesting that the homeowner cooperates with their neighbor.



When a person purchases a home in our neighborhood, there is no inspection of the bulkhead required. As the neighborhood ages, we may want to consider including a mechanism to require inspections (at time of sale or similar).

Xmas lights – (8) homes provide the power for the lights. It was suggested that the EC provide compensation to those homes for electricity, etc.

Anchors: the anchors are aging. Do we want to repair...remove...paint...or other option? They are part of our community property, and the need to be addressed one way or another. No action at the moment, but the EC is open to suggestion.

Canals: during Harvey a shoal was developed in the Bayou south of the island. Otherwise, many of the canals were actually made deeper by the hurricane.

Results of the Election

All incumbents were elected. Bill Jenko was elected. Reelected member Mike Lewis agreed to serve as the LBHOA Executive Committee Secretary.

Meeting was adjourned at 19:27