

Lake Shadows Civic League Monthly Board Meeting
Crosby Community Center
November 21, 2017

ATTENDING: Letha Whittredge Barbara Sander JoAnne
 Ed Lentz

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

Time was given to review the September minutes. Barbara made a motion to accept the September minutes. The motion was seconded and approved.

Barbara gave the **Financial and Bookkeeping report**. It was reported that we are very close to being on budget. JoAnne moved we approve the Financial and Bookkeeping report as given. Ed seconded. It was voted and passed.

Tommy was absent so there was not an **architectural report**.

Ed gave the Deed Restriction report. Patsy submitted her resignation shortly after the October meeting. Although we had voted in October to resume deed restrictions on November 1, the transition of Patsy leaving will result in deed restrictions being resumed closer to Dec. 1 as originally planned. Ed will be heading the deed restriction committee. Richard Garcia, 281-615-5870, offered to help on this committee. Barbara offered to send out the letters if needed. We discussed set back line locations and ways to simplify this restriction enforcement. Barbara made a motion to accept the Deed Restriction report. JoAnne seconded. It was voted on and passed.

We still have no formal Maintenance Chairman. We will continue to handle issues among ourselves. The board at the end of the pier that was unsupported at one end has been removed to make the pier safer. There is a damaged board on the south side of the ramp that was probably hit during the storm that needs to be repaired more for looks than for safety. Joanne made a motion to accept the discussion of the maintenance issues. It was seconded by Barbara, voted on and passed.

Bylaws and Deed Restriction Update Committee. We still need to retype the already approved updated bylaws in a current format that can be downloaded onto the website. Letha will send the current bylaws in the form she has to Barbara and Barbara will amend them to the current changes. We discussed deed restriction update procedures. This is a long term project and can't be voted on until 2020.

Website: The filed Deed Restrictions have been added to the website. She removed the events page of the website and added a calendar page. We need to notify Darla when we have events to be added or we can be given the password to add them. We still need an email for Deed Restriction Enforcement. Ed said he will create a new gmail account for the deed restrictions.

Filing liens: Letha started the process. There is some information she needs confirmed to fill out the forms. Barbara said she will look it up for her.

Pier Project: Barbara has received one texted bid from Elite Excavations. This is a rough estimate as he didn't have time to do a thorough written bid in time for the board meeting. He estimated \$8500 for the fishing piers. \$15,500 for the pier at the park. It doesn't sound like he would be replacing any pilings which is a concern and we are assuming that any electrical issues created during the process will have to be redone by an electrician. He also stated that the park bulkhead needs to be replaced soon but the boat ramp bulkhead is not an immediate concern. His current price for this is \$165/ft. It was noted that these repairs would pretty much consume our entire reserve. We will need to meet with him and other companies to get more thorough bids to make any kind of future decisions.

Park Signage: Letha will get estimates on the new signage that was voted on in October.

Christmas party: Will be on Saturday, December 16, 2017, 2 p.m. Everything is planned and arranged. Will start decorating around noon.

Public Comment: A couple was at the meeting that had the following concerns: They sent an email on a Friday stating that their next door neighbor was forming up a slab directly on the property line that would be poured on the following Monday. They wanted to know if they had approval, how it was approved since they felt it was against deed restrictions and why the approval does not consider the aesthetic effects on surrounding properties.

We explained that upon receiving their text, we contacted the owner of the property and fast tracked the process since our ACC chairman was available to do this on the weekend. This was for both of the owners benefit in order to avoid any projects needing to be redone. This is something we have done in the past if we have needed to and had the time. We explained to him that although the Deed Restrictions restrict the building of a structure on the property lines, they do not restrict the pouring of a slab on the property line and we have several properties in the neighborhood that have slabs on the property lines. We explained that the Deed Restrictions are applied to each individual property and that aesthetics would be very subjective and therefore are not considered when addressing this particular Deed Restriction issue.

The meeting was adjourned at 8 PM.