

Meeting commences 7:32 p.m.

Priscilla to send minutes of Jan. meeting to Colleen - Frank moves to defer approval of minutes.

Dennis moves to publish minutes Jan. meeting.

John moves to get Priscilla and Colleen to transition.

Email minutes from Priscilla to exec. board.

Ken white to send Frank notes from past meetings.

Treasurer's report:

Dennis distributed LBA 2016 Revenues and operating expenses Feb. report

One homeowner gave partial payment.

\$137k in the bank.

Comfortable with \$50k for street allowance? Measured by using rates from water district.

Moved to accept treasurers report and seconded by John.

Architectural report committee:

Jay and Barry. Not in attendance.

Presume if there are requests of ACC representation would be at the meeting.

Bulkhead report:

Addressing concern raised at Jan. HOA meeting about bulkheads under east bridge being in disrepair. No reason to make repairs until bridge is replaced. No one sees anything of concern.

Unknown timeline on replacement of bridge. Galveston County responsible. CLS paving project goes to west side and Kemah concrete road at the boat barn. Frank suggests developing relationship with Galveston county commissioner. Bridges are evacuation route. No applications for bulkhead reimbursement. Anticipate one or two possibilities for that to happen this year. Hard to get contractors to work on bulkheads.

Secretary appointment:

Colleen Fiega approved as secretary.

Priscilla to transition the duties of the position - description of duties.

Website — what do we want this website to do? It's the face of the neighborhood. Discussion about what we want the website to do for the organization. Dennis - for a bulletin board it fulfills that task easily. Kiosk/lending library type of item to make agendas available? Frank suggests.

Street and water repair update:

Water repair moving along - contractor has been impressive and responsive. Water district has dedicated person - stay within 110 day window. Some of the schedule and placement reports haven't matched reality but no negative issues. Discussion about whether fire hydrants will infringe on people's property or stay on lot lines. Homeowners with issues should contact executive committee and not go directly to contractor.

New committee to harmonize Texas statutes with covenants and restrictions:

Dennis sent Frank latest Texas statutes. Is there any role our attorneys would play?

Dennis — 2011 Texas legislature drew up rules applicable to all hoas. Set of rules intended to bring HOA into some sense of regular governance. Taxed entities. For protection of homeowners and uniform execution of HOA powers. Our lawyers released laymen terms of laws each time legislature puts out new laws. They created rules that supersede our covenants and restrictions. We should reconcile our bylaws with current laws. Dennis proposes rewriting to comply with current law and not have supercedence that confuses homeowners. How to reconcile: Create a committee to do this job. Present to our attorneys then bring to a vote to homeowners in July. Frank suggests two people to serve that purpose — John and Mike. Dennis reminds committee that some of this work has already been begun. In our next EC meeting John and Mike reports out. Following meeting look at draft and mid summer ready for HOA vote.

Proposed new annual financial audit:

Dennis distributed Lazy Bend Annual Financial Review:

We have never run an internal or external audit. We are responsible for a lot of homeowner money and only one person looks at it. Dennis went to Clear Creek ISD to find how they do their reporting and applied it to our books. Dennis suggests we start this process, do audit each year and see if there are any problems. Fiscal year to begin Jan. 1. Paul and Ken volunteered to be the EC members to review financials. If we introduce this topic at the July meeting, let hoA know we'll look for volunteers to help audit the report. Financial Review Committee. Have this done by the next EC meeting in 2 months.

Methods of Receiving Homeowners' Complaints and issues:

Current method - find out who president is, send letter. Or email. Need to have a method for formal way to address issues to add to agenda. All issues need to be put into writing. Update directory and have instructions for addressing issues. Update website with current officers, committee members. Website — do we have a confidential way to have people submit agenda topics and have it as a standing agenda topic. Email address for the HOA lazybendhoa@gmail.com. Move to other business.

Other business: None.

Ken motions to adjourn. Adjourned by Frank at at 8:39.