

December 19, 2019  
Lazy Bend Executive Committee Meeting

Call to Order: 18:35

**EC Members in Attendance:**

Frank Eichstadt  
Paul Boswell  
Bill Jenko  
Ken Sherwin  
Jill Pierce  
Mike Lewis

**Approval of Previous Minutes**

Move: Mike Second: Ken  
Approved as written

**Treasurer's Report**

Dennis Grounds:           Account balance: \$59,789.23  
                                  Budget Projection for 2019 was \$33,365.00  
                                  Money Market balance: \$24,267.84  
                                  Budget Projection for money market was \$24,267.84 (first year of account)

The beautification project was performed with minimal cost (wooden posts and anchors on Birch). Tree maintenance would be approximately \$4500 (\$250 per tree). It was noted that this is within fair market price. Dennis got two trees done to show what it would look like; additionally, he had a palm tree trimmed. **Action:** *Dennis to contact Benito and authorize the work to proceed.*

The tree at the Duffy's home was discussed; service has been interrupted because of the tree causing interference. It was noted that the power company will maintain trees; however, the cable and telephone lines will not be maintained by the utility provider. **Action:** *Frank is going to discuss the tree trimming with the homeowner with the intent of trimming to prevent future service interruption.*

The HOA charges \$100 for a title transfer, but also for a refinance of a home. We have not enforced this and have refunded the checks for this when they are received. From now on we do not intend to enforce this and will continue to refund.

**Bulkhead Committee**

Mike Veraa: not present, presented by Frank

**Action:** *Frank to get an update on the bulkhead survey from Mike Veraa.*

Paul noted that there are three homeowners that have moved forward with bulkhead work.

## ACC

Paul:

66 Harbor is going to have an addition over the garage; plans have been reviewed  
36 Lazy had addition on back of house; work started very shortly after issuance of the approval letter  
Work will begin shortly on Audie's home – it was noted that the contractor is 'high end'  
Frank and Paul reported on solar panels; they can be installed per Texas rule (i.e. we as the EC do not have any way to prevent/deny this).

Setbacks were discussed; we do not have a procedure for approving variances. **Action:** *Discuss with Greg & Greg to put a procedure in place that would allow the homeowner to bring forward a request for variance.* The intent of this is to have a process in which the variance can be brought forward to the EC (by the ACC). This will be brought up at the January meeting to inform the homeowners of the work being done on this topic. **Action:** *Dennis to draft verbiage to possibly be included in the Deed & Restriction Documents.*

## Birch Street Bridge Update

A single manager will be used for multiple components of the bridge to limit schedule impacts. It was noted that the coordination between the County and Water District was very impressive to date. The schedule is still holding; the project will begin in May and is scheduled to go for 114 days.

## Special Topic: Trash Pickup

A complaint was filed by a homeowner to and EC member relative to trash being set out not in a way not compliant with our rule. **Action:** *letter to be sent to the violator (address on file is a property manager) notifying them of the non-compliance and the remedy to come into compliance.*

## Special Topic: Barking Dog

A complaint was brought forward for a barking dog. It was concluded that the EC does not have a method for action for this, but the EC is willing to provide support on this. The action was taken to reach out first as a neighbor and see if the issue was addressed.

## **Homeowner's Meeting – proposed date January 30, 2020**

**Action:** Up for election are Frank, Paul, Mike, Bill

**Notice to go out by email (and by traditional mail when appropriate) a minimum of 10 days prior to meeting.**

Meeting Adjourned at 19:40

Bill: move, Ken: second