

LBHOA EC minutes 12/19/2016

Present:

Grahame Gay

Dennis Grounds

Frank Eichstadt

Ken Sherwin

Jay Johnson (ACC)

JT (Bulkhead committee)

Tom Sharkey (resident)

Called to order at 6:35 PM at 27 Harbor Lane

Minutes from prior EC meeting reviewed and accepted.

Treasurer's Report accepted.

ACC Report accepted.

Bulkhead committee report accepted.

Discussion regarding January HOA meeting planning:

Frank proposed that an EC meeting be convened on or around 1/12/2017 to finalize plans for HOA meeting in late January. Actual date TBD based on availability of EC members. Once date is set, notification to be sent to HOA members.

TBD date for EC meeting to be early enough to allow finalization of HOA meeting agenda and distribution at least ten days in advance. Note that time must be adequate to send out hard copies to all members who have not authorized email correspondence. In addition to meeting agenda, three separate documents to be distributed to inform members of details on upcoming proposals to be voted upon at January 2017 HOA meeting:

- Notification of availability of new ACC guidelines for shade structures via the LBHOA website
- Summary of proposal to increase HOA annual fees from \$.03 to \$.04, including background info, justification, and proposed process and schedule. Frank Eichstadt to draft proposal letter and review with Dennis Grounds.
- Changes to bulkhead reimbursement specifications as proposed by JT during EC meeting (limitations on elevation increase and alternate wording for piling length requirement)

Discussion of allocation of additional funds (if approved) into special "reserve" or into "general funds". EC determined that funds would be proposed as additional to "general fund" with spending to be approved as required. Benchmark HOA rates were discussed based on several local reference cases, indicating substantial underfunding of LBHOA as compared to others.

Discussed procedure and schedule for voting on proposed fee increase, to be managed per C&R requirements. Increased rate (if passed) to be effective for fees due at the end of 2017.

Discussion of potential to coordinate with CLS to repair potholes on Birch Street east of east bridge during CLS completion of asphalt transitions to new concrete roadways. Eichstadt to contact CLS city administrator George Jones and follow up with Galveston County if needed. Schedule is tight due to imminent completion of CLS project.

Tom Sharkey requested update on call to local power company regarding streetlight repair on Harbor Lane. Dennis Grounds noted intent to call and will follow through.

Tom Sharkey noted a recent reference in local news flier (The Islander) regarding CLS intent to implement "Resident vehicle sticker" policy to control access to CLS via bridge on Clear Lake Shores Blvd., and concern regarding LBHOA resident access if such policy is implemented. Eichstadt to discuss issue with CLS City Admin. to confirm that any policy will not preclude access by LBHOA residents. Dennis Grounds noted that proof of residency (e.g. drivers license) has been adequate to gain access in past events (such as after Ike).

LBHOA Document Updates:

Dennis proposes that LBHOA documents should be completely updated to incorporate all changes since last major update in 1986, and should then be refiles with county. Updates to be drafted and reviewed by EC prior to introducing proposed changes for membership discussion and approval for vote during August 2017 LBHOA meeting, after which time voting will be initiated based on final draft of changes as affected by membership input during August meeting (and subsequent EC meetings if required). Proposed update will include increase to HOA fees (if proposal is accepted for voting). EC agree to make a proposal to update documents at the August 2017 LBHOA meeting, and if approved by resident vote, to file with county during autumn of 2017. Resident voting on updates shall be coordinated with voting on proposed HOA fee increase.

Eichstadt thanked all for their participation and support in LBHOA activities. EC meeting adjourned at 7:20.