

Call to Order: 18:35

EC Members in Attendance:

Frank Eichstadt

Ken Sherwin

Bill Jenko

Mike Lewis

Note there is a quorum as there are 4 EC members present

Frank noted that an email should go out to the entire neighborhood 10-14 days prior to EC meetings

No formal agenda was sent out

Approval of Previous Minutes

None

Treasurer's Report

Dennis Grounds: Not present but provided budget and expenses numbers (summarized by Frank)

CLEMC is paid up – it is not costing us any more currently; we will have advanced notice of any changes

Title transfer fees – we anticipate seeing some of these fees in the next coming month

Street lighting fees are starting to come down – we anticipate this coming down further (approximately half)

Movement to approve: Bill

Second: Ken

Bulkhead Committee

Mike Veraa: not present, presented by Frank

Letter has been drafted to communicate the results of their survey

Frank brought up that after the letters go out there might be a large influx of bulkhead repairs. We should anticipate this and make sure that we account for this budget impact (result of the reimbursements). Likely this won't be an issue due to the backlog with the contractors.

Action: Recommendation is to have the bulkhead committee provide a forecast of repairs.

EC will direct the Bulkhead Committee to send out the letters to the homeowners.

****Mike will write them on behalf of the EC****

ACC

No formal report.

We discussed the discrepancy with the ACC guidelines with respect to metal roofs. Action: We should discuss updating the deeds and restrictions at the next meeting.

Special Topic – Drainage

Frank proposes a speed bump on Bayou to help with drainage in front of house. Frank is going to get a quote for the cost of this and we will propose it to the Homeowners at the general meeting

Birch Street Bridge Update

Include email as an attachment to the minutes.

Defer the sealing of roads – one of the outcomes of Frank’s meeting was that the major components of the roads and intersections will be repaired, which addresses the major road concerns.

Homeowner’s Meeting – proposed date July 25, 2019

Notice to go out July 15 at latest

EC meeting proposed date July 11

Meeting Adjourned at 19:12

Ken: move, Bill: second

May 21, 2019

Note: this email is in reference to the work that will be done on the East bridge, scheduled start is Summer 2020 (to coincide with the end of the school year). Completion date is end of that summer.

All,

I have been in contact today and yesterday with representatives of Dannebaum Engineering, Galveston County's contractor for the Birch Street East Bridge project.

They are keeping me informed and asking for input regarding the evolving design for this project.

Though the design is yet to be finalized, here is some updated info regarding the project as currently defined:

1. Bridge clearance: the new east bridge will provide approximately one foot of additional clearance from the water. The contractor's ability to increase clearance is limited by restrictions on slope angles of the approaches to the bridge on the east and west. The designers are coordinating with the utility company to ensure that the utilities bridge (if separate from the roadway bridge) has at least the same clearance and the roadway bridge.

2. Birch street pavement: the county project includes repaving Birch Street from an east boundary at the concrete road just east of Lazy Lane to a west boundary at the edge of the recently replaced west bridge. This repaving will include the transitions/intersections at Birch Street to Lazy Lane and Harbor Lane. (I suggest that the HOA delay any potential action regarding roadway sealing until after the county completes its project).

3. Sidewalk: The engineers are planning to add sidewalk along the south side of Birch Street beginning at the east end of the west bridge and extending to Lazy Lane. This will unfortunately leave a short section of missing sidewalk between Bayou Lane and the west end of the west bridge, as that area is not within the scope of this county project. (Perhaps CLS might be convinced to do that section of sidewalk...?) The engineers advised me that the three oak trees south of Birch Street between the east bridge and Lazy Lane may need to be removed to provide clearance for a sidewalk, whereas the oak trees on the south side of Birch between the west bridge and Harbor Lane appear to provide sufficient setback to accommodate a sidewalk without removing the trees. The roadway is likely to be slightly wider than the existing roadway. These oaks were planted by the HOA, but are on the county's easement. The engineer suggested that any removed trees would probably be replaced.

4. Bulkhead below east bridge: Necessary improvement to the bulkheads on both east and west banks below the east bridge and to the boundaries of the county easement is within the scope of the project. One option being considered in the design is called Gabion Basket retaining wall. (See ref info at link below): <http://www.terraaqua.com/gravity-retain.php> This option is possibly less costly than an alternatives, may be equal to or possibly superior to alternatives such as concrete, vinyl or wood, and may provide advantages associated with surface water runoff. I don't know how much, if any, influence the HOA can have on this selection, given that the county's people are licensed civil engineers and don't work for the HOA. Nevertheless, I suggested that a representative of the LBHOA Bulkhead Committee would contact the engineering contractor to assist in assessing implications associated with the transitions from county bulkheads to private bulkheads. (Mike Veraa: The POC at Dannenbaum is Blare Stoker ph# 713 527 6367).

5. Surface water management: The project engineer has visited the site during heavy rain events to observe what happens to the surface water all along this section of Birch Street. The project will include

grading and contouring that helps get water from the roadway into the canals. However, its my impression that some adjacent private property drainage may be affected, especially if the drainage provisions on the private property already don't perform as intended due to blockage or insufficient capacity. Adjacent property owners may want to take notice and be proactive.

6. Schedule: Currently the schedule continues to look like the project may begin at the beginning of the summer of 2020. Up until then, the contractor has indicated an intent to keep the HOA advised regarding this project, including schedule and design details.

7. Coordination: I have repeatedly reinforced the importance of coordination between the county project engineers and other involved parties, including Clear Lake Shores, WCID#12, the school district, and LBHOA.

I am enthused by the desire of the contractor to account for the subtleties associated with this project, and willingness to engage with the HOA. I think the final outcome will benefit.

Regards,
Frank Eichstadt
President, LBHOA