

Lazy Bend Executive Committee Meeting  
June 19, 2017

Attending:  
Dennis Grounds  
Grahame Gay  
Frank Eichstadt  
Mike Lewis  
Ken Sherwin

Kelly Hutchinson

6:30 Call to order

**Minutes approved.**

**Treasurer's report.**

One unusual expense - tree trimming. Dennis notes we need to discuss one outstanding lien with homeowner with Frank.

**ACC not in attendance.**

**CLSC Economic Development**

Frank asked Ronnie Richards to what extent involvement in hotel/marina project. Ronnie says not involved. CLS only involvement was to provide opinion that they are not opposed to project. Frank points out to Ronnie that although we are not within city, we are more affected than CLS in development in this area. They need to keep us informed and give a voice. Frank requested representative attendance at our summer HOA meeting.

Kelly expresses concern that development occurs with no regard to homeowners in LB. Says they are increasing density. Do not care about LB. Not professional, homeowners on a board that don't realize consequences of what they're doing.

Frank says neighbor conversation shows more homeowners concern.

If EDC doesn't have involvement, does city council have a say? Ronnie says not to increase density but to put in zoning for more suitable for this type of development.

Kelly asks who city attorney is at CLS and if it's the same attorney as other cities in area - Dick Gregg.

Frank explains that if the developers will do something in the interest of themselves as well as the neighborhood such as improving bulkhead conditions along Lazy Lane, it could be the best outcome.

Kelly expresses concern that development will encroach on her privacy without having any say about what happens.

Frank looks to use diplomacy and ongoing dialogue to make the situation the best possible for LB.

Grahame says Vic showing no interest anymore in project.

Frank says Ronnie reports third party business development company creating business plan. All part of evolution of west kemah and area over the next ten years.

Dennis recalls CLS decided not to annex us due to our representing large bloc of voters.

### **Bulkhead committee**

Grahame reports rules have been rewritten. Mike Veraa to send rules. Frank and Mike met to review rules and figure out how to make rules enforceable. Bulkhead inspection every two years, and notify homeowners to remedy bulkhead within two years. Leverage quantity to get better bids from bulkhead repair companies and provide value to homeowners.

Grahame has drawn up electrical recommendations/guidelines — best practice. Drawing and list.

Darrel Apfell reported to Frank that east bridge on candidate list for next possible bond funding. Knows bulkhead should be part of that plan. With fair warning and proper notification we can include homes on either side of bridge. We need to be prepared to handle the expense if many bulkheads are replaced at once. Dennis expressed we need to have strong record of communication and steps taken to notify homeowners.

Frank wonders if there's a way to make sales contingent on bulkhead upgrades. Certificate of bulkhead compliance and make onus on seller/buyer.

Tree impingement over waterway - perhaps make a change in use of canals - take action to draft amendment to address it in the deed restrictions. Tree limbs shall not hang over canal. Entire canal has to be navigable.

### **Summer Meeting**

See if CLS has projection equipment for rent or borrow.

Schedule summer meeting for August 3, Thursday. Juice and cookies?

Hold another EC meeting Thursday, July 20 prior to meeting to finalize agenda for final distribution about July 24.

### **Improvements**

Paul was going to check with person to do road sealing but not here to report. Use betterment projects as examples of what can be done with a little extra funding to HOA.

Frank talked to several people about anchors and chains. Most people are blind to them. Options: 1. Repaint and bandaid. 2. Refurbish, take out, sandblast, powder coat. 3. Auction all off and make most go away. Open topic for conversation at meeting. Or scrap. Or find out if someone has time/effort to tackle action or art as project.

## **Executive Committee Action Items tracking & Website**

Membership has little visibility into what goes on in EC. Post agenda and minutes on website. Documents searchable by keyword? Post agenda and minutes to website and that should allow for keyword searching. Mike and Colleen to investigate functionality of widget or something to make website keyword searchable. Colleen to upload past minutes and agendas to website.

## **Directory/Other Business**

Dennis and Priscilla to finalize directory and make 120 copies for HOA meeting.

## **Status on HOA fee increases**

Follow rules of order. Prepare talking points for membership. Make details available on website. 51 percent of people at a meeting with a quorum to get it approved. Logistics and time window for process?

2 months to vote? Aug. 3 HOA meeting. Voting window close Oct. 2 distinct proposals - 1. fee increase, 2. reserve fund.

Proposals put together in draft ballot by 20th.

Priscilla Duffy told Frank the pool adjacent to the property she's selling is not in good shape. Frank sent draft letter to homeowner to EC.

Dennis sent email to Frank about shade structure. Temporary definition should be only duration of event using it for. Frank to take action to send letter to homeowner to ask to have shade structure removed.

Frank mentions rule to have palapa structures inspected by fire marshal each year. ACC not here to confirm. ACC to take action on palapa inspections and requirements. Grahame says precedent for this has been established. Marshal will inspect for no fee; homeowners should arrange it.

Adjourn at 7:56.