

Executive Committee Meeting
October 27, 2016

Ken Sherwin's House

Attendees:

Ken Sherwin
Colleen Fiega
Frank Eichstadt
Dennis Grounds
Mike Lewis
Paul Boswell
Jay Johnson

6:35 Call to order

Approval of minutes

Treasurer's Report

\$33,456.71 balance. Homeowner check bounced twice. Dennis contacted with no response. Next step is to file lien with Galveston County. We take in about \$36k of assessments per year. Typical year — have excess of \$15k after expenses. 'Survival budget' with a little going into bank.

Treasurer's report accepted.

Budget Strategy

Ken: Research done around like neighborhoods to see if we can leverage their strategies but we are unique — no comps available. Expenses going up but revenue remains stable. Somehow we need to raise fees and create reserve fund.

Discussion about possibility of joining Clear Lake Shores.

Ken - suggests asking homeowners for one cent increase to cover basic operating expenses.

Frank - next HOA meeting, present justification for increase to homeowners. Bulkhead under bridge near Lazy Lane will deplete our resources when county repairs bridge. Persuasive reasons.

Architectural Committee report & shade structure requirements

Jay - Let's define what people want in terms of shade structures, then present to homeowners and put to vote. Distributed proposed rules and illustrations. Everyone to provide updates to Jay and he will incorporate suggested changes and distribute to homeowners.

Tina Jou projects coming along in compliance.

82 Harbor - residents have questioned if it's being used as a multi-family dwelling. Question if there's anything we can do.

Report accepted.

Bulkhead Committee report

One approved project. Another project going on without a lot of approval and oversight. The one occurred at the end of Lazy brings up issue of raising bulkhead 36" to qualify for reimbursement. 25' pilings must be used. New materials? Plastic or concrete bulkheads? If we want to encourage it, we could consider increasing reimbursement for those types of bulkheads. Recommend revising bulkhead rules for a vote at January meeting. Revised language for reviewing at early Dec. meeting.

Covenants & Restrictions updates

Research into C&R shows that current assessment has never been filed. Dennis recommends putting out new version of C&R that incorporates all changes since C&R was created. Need to get legal advice on how to make it happen. Maybe target for next summer so we can incorporate any additional approved changes. Dennis will file changes already approved. Colleen to retype Rules of Order and send to Dennis.

LBHOA Survey

What to accomplish through survey? What technique? Periodic or one-time thing? Use tools the best we can.

Other Topics

Reliant owns the lights. Treasurer to ask for light to be fixed.

Mike to research defibrillator topic.

Parking - neighbors should address issues with their neighbors.

Adjourned 7:47