

Meeting Minutes for General Meeting of Lazy Bend Home Owners Association
July 26, 2016

7:05 - Commence meeting

Board members present
Colleen Fiega
Frank Eichstadt
Dennis Grounds
Mike Lewis
Paul Boswell

Quorum of 30 lots present.

Introduction of board members. Secretary passed around request for email address.

New homeowners at 43 Lazy Lane introduced: Dawn and Gregg Plunkett.

Treasurer's report

Adopted budget in January. Passed out treasurers report. Balance \$120,000. Yet to pay remainder of street repairs.

Discussion about whether we need a line item for reserves and if a special assessment would be a possibility to help build reserves. Agreement that discussion about long-term reserves and how to build should be on next Executive Committee (EC) meeting agenda. Much discussion about a vote several years ago to assess three cents per square foot.

Frank reported that we have instituted a procedure to audit budgets and books to justify all expenses against funds. Audit recently completed and came 100% even.

Architectural Committee Report - Jay Johnson:

Approved 73 Harbor Lane
23 Harbor - patio cover on outside
23 Lazy - FEMA lift approval
FEMA on Harbor is not approved - 82 Harbor but working on getting in compliance. Frank reiterates process for enforcing ACC requirements.

HOAs to institute payment plans for owners who are delinquent. Refers to handout explaining the payment plan. No questions from members.

Bulkhead Committee report:

Discussion about slow response from bulkhead contractor. Discussion about 3-foot height increase for any bulkhead repair — Dennis Grounds questions if restriction should be removed as some properties cannot go that high. EC to consider removing restriction.

Frank - Bulkhead under east bridge is on county property. Concerns about the condition of Birch Street that passes through neighborhood. Concerns about oak trees growing into power lines. EC is aware of those issues. Darrel Apffel, county commissioner, is aware of the issues. Bridge

needs to be on every 2-year list off-grid bridges that county should maintain. Trees - utility district will come trim. Will ensure trees look good.

Discussion about reporting potholes and other issues related to county-owned services to the Galveston County Commissioner's office. Discussion about length of time it seems to take for the EC to make decisions and report on road repair options — taking too long. Frank reminds members all are welcome to attend EC meetings and raise awareness to EC. Member reminds board we have the power to assign to a subcommittee. Frank agrees and thanks for input.

Covenants & Restrictions updates

Mike Lewis - Changing rules of order to be in compliance with Texas law. Explains recommendations. 4 changes to vote on.

Member asks if there's a way we can ensure only our boats can be here? JT Thomas reminds members that there is no such thing as a private canal. Only way to prevent non-residents is to put up a chain. Member asks if we still have in the bylaws that we have to own the boat to be in a canal?. Mike reiterates this only requires deleting sticker requirement.

Water district project update

Water district has completed hookup to new lines. Final portion of work to be done is tied up with work that contractor is doing for us - road repairs to improve roads and stabilize north end of Lazy Land. Plan is complicated due to adjacency to property owned by a traditionally uncooperative party. Have learned that substrate beneath asphalt not adequate to repair and won't warranty work unless we invest in stabilizing substrate. We recommend spending additional \$40,000 to change the contract and add more work to stabilize road base. 10" deep section of road base grind up and mix with cement, compact and repair road surface. Should hold for some extended period of time. Difficult to say how long as we don't have lab or engineering reports. Affordable approach to getting road repaired in near term and authorize work to take place this week. Dennis reports that no civil engineer who has looked at possibility of slope failure is willing to positively say it is the problem. Another company working for water district also would not confirm it's slope failure. If there is failure, it's in combination with faulty subgrade. Warranty the work for a year.

Question and discussion about what retains land on other side of Lazy Lane. Dennis reports it's retention block but no bulkhead. Filter cloth and erosion control block with offset a couple feet after slope begins. Has been there for 25 years. 300' of road. Temporary patch already failing.

Spirited discussion about whether HOA special assessment should pay for repairs, or if individuals should pay for the portion at their property. Motion presented to increase budget. and was seconded. Motion carried. Thanks to owners for discussion and recommendations.

Grahame Gay invited to introduce himself as candidate for open board position.

Frank reminds members of theft activity and encourages neighbor cooperation to help prevent thefts.

Clear Lake Shores Development report

Member Vic Harvey reports about property sold to a development company from The Woodlands and warns that Lazy Bend community has no say nor benefit from potential tax base gen-

erated by such project. Distributes packets of information about the project. Frank commits to review information Vic provided to be better informed. Dennis reminds members that anyone can attend CLS Economic Development Committee meetings for information. We can ask our attorney what our options are.

Election Results:

Grahame Gay elected as executive committee member (filling the unexpired term of John Wilson) by a vote of 31-3.

The vote to adopt proposed changes to the Lazy Bend Executive Committee Rules of Order carried with votes of:

Article 2: Meetings Change 1 (29-1)

Article 2 Meetings Change 2 (29-1)

Article 6:: Use of Canals (31-0)

Article 7: Records Retention (30-1)

Meeting adjourned at 8:45 p.m.