Lazy Bend HOA Meeting

July 25, 2023, 7:00 p.m.

Clear Lake Shores Club House

The meeting was called to order at 7:00 p.m. by Dennis Grounds. He informed the attendees that Frank Eichstadt, President, was present but unable to preside over the meeting due to illness. It was noted that a quorum was present.

Mr. Grounds reminds the attendees that we are looking out for the homeowners best interest. We do not police the neighborhood.

New members were introduced:

Chris and Maureen Ragan, 37 Lazy Lane

Marie and Mike Keener, 105 Bayou Lane

Rachel Hammond, 80 Harbor Lane

Mr. Grounds recognized Christina Tuma for the work she has done on the lanterns by adding the lanterns to the street posts. She in turn acknowledged and thanked her husband, Scott, for stabilizing the posts and installing the lamps. Ms Tuma also acknowledged the residents who made a donation to purchase the lamps.

Treasurer’s Report:

Christina Tuma, Treasurer, presented the budget. So far, $21,000 has been paid out for bulkheads. Earthworks is maintaining the shrubs on Lazy lane. Balances shared: $84,000 in the checking account; $51,000 in the reserve fund.

Architectural Committee Report:

Jay Johnson reported that there were a few minor changes made to some houses. Paul Boswell has been in contact with the owners of 108 Bayou. They are making progress by putting lights on their dock. He has worked with them without getting lawyers involved.

Bulkhead Committee:

Scott Tuma (22 Harbor) reported that there have been 3 inquiries and 3 approvals. 2 bulkheads are in progress. 5 have been completed since the last meeting. He reminded the homeowners that if anyone has any question about the condition of their bulkhead, he is happy to take a look at it.

He keeps up with builkhead contractors and makes inspections of the construction. He shared that the average price of a wooden bulkhead is $377-a-foot while vinal is $450-a-foot.

Dennis Grounds reminded the homeowners that it was hurricane season. He invited them to look at the Hurricane Plan found on the HOA website.

Explanation of proposed Covenants and Restrictions adjustments and changes:

Dennis Grounds presented to the homeowners the explanations. He explained that it will take 52 (total of 104 homeowners) of the homeowners’ vote to approve each proposed covenant with 51% voting in favor of each covenant. He further explained that we may or may not be able to put the new changes into effect. This is the most direct form of democracy.

Mr. Grounds went on to explain how the vote would be taken at this time. Not all homeowners have voted on every item. He shares that the strength of our HOA is communication. However, official communication must be with the residents’ approval. This approval is obtained in writing.

Item 1. – Adding restrictions on Short Term Rental.

He explained that an attorney was consulted. We used the Lake Cove HOA model for reference. He asked for questions. We currently do not have any short term rentals. There were no further questions. He explained that there had been inquiries from interested property buyers regarding short-term rentals. It was noted that Clear Lake Shores allows 20 short-term rentals.

Item 2.-Modifications to Canal Usage – Add limit to overhanging trees

Mr. Grounds explained that this is an opportunity to clean up the issues. Bill Jenko requested to reissue this notice with more specific information.

The Executive Committee will send it out to all residents.

Trees are overgrown over the canal. Nora Axt asked if the limit was 15 feet. She went on to ask about floating docks and boats rafted to the floating docks. The response was that this is a violation of the current covenants. If residents are aware this is occurring, they need to inform the HOA Board.

Item 3.- Automobile Parking Restriction – restrict street parking of automobiles overnight on street.

This change would add automobiles would not be allowed to park overnight on the street.

Alison and Scott Putnam stated that they have 3 licensed drivers. Therefore, it is necessary for one of their vehicles to park in front of their home.

Mr. Grounds reminded them that they could vote against this recommendation.

Item 4. HOA Enforcement Costs and Fines assigned to potential Assessment Liens

A list of fines are in the Rules of Order and available on the HOA Website. Violation of any of the rules would be collected as an assessment lien.

Item 5. Make Assessment Rates Fixed Rather than Variable.

Mr. Grounds explained that there could be costly repairs in the future that the HOA was not prepared to pay for. Until a year ago, there was a penny assessment reserved to fund the reserve account.

Topics from the Floor

1. Alison Putnam presented a question about whether there has been any contracts signed to repair any road. Mr. Grounds explained that Lazy Lane has experienced some slope failure. He noted some deep holes by driveways. He shared that nothing has been signed about Lazy Lane.

Ms. Putnam mentioned 50 Lazy Lane. She went on to state that if we are repairing some driveways, perhaps we need to inform all of the residents that the HOA was doing this.

1. Priscilla Duffy asked a question about short-term rentals. Is there a specific amount of time outside of 30 days for a house to be a rental.

Scott Putnam stated that he doesn’t want the HOA to be able to decide what he does with his house.

In suumary…

The Board of Executives will reissue the ballot address the canal usage.

Alison Putnam shared that CCISD is proposing a tax increase and school bond elections. There is a meeting at Clear Falls High School on August 1 at 6:00 p.m.

The meeting was adjourned at 8:05 p.m.