

Lighthouse Landing Home Owners Association

Treasurer's Report

5.2.15

Balance as of 2.4.15	\$64,067.13
HOA Payments Received to date	\$3,775.00
Printed HOA Notices	(\$86.60)
HOA Stamps	(\$58.80)
HOA Insurance	(\$3,257.47)
Current Balance	\$64,439.26

Lighthouse Landing Home Owners Association

Annual Meeting Minutes

5.2.15

The annual meeting of the Lighthouse Landing Home Owners Association was called to order at 4:00 p.m. on May 2nd, 2015 in Kingsland, Texas by President, Rick Howe.

Present: Rick Howe, Mercy Howe, Travis Adams, Sharon Maki, Steve Hess, Bobby Huston, Marilyn Huston, Leroy Maki, Carol Hess, Les & Betty Heffington, Denny & Sharon Thee, Sid & Mary Keelan, Ron & Ann Pevehouse, Ida Brewer, Bob & Michelle Thompson, James & Denise Dorsey, Char Herbel, Lori Kelly, Mark & Cheryl Stoltz, Judy & John Frederick, Larry & Pauline Denney, Marilyn Campbell.

Rick asked Travis Adams to read the treasurer's report. Balance as of February 4th, 2015 was \$64,067.13. HOA payments received to date \$3,775.00, Disbursements made to date notices and stamps \$145.40 and HOA Insurance \$3257.47 leaving a balance of \$31,649.62 for Phase I and \$32,789.62 for Phase II totaling \$64,439.26.

Rick asked if anyone had anything they would like to discuss openly. There was none.

Rick stated Lighthouse Landing HOA was receiving bids to repair the pot holes in Phase I (Oak Grove Parkway, Friends Wood, etc.) and Phase II (Eagle Point Drive, Brentwood, Lakecliff Drive, etc). 50% of HOA funds will be set aside for such expenditure. Each phase will be responsible for such expenditure.

The CCR's are temporarily removed from the website for revisions to be made and will be resubmitted as soon as they become available.

HOA funds will be used to maintain the maintenance on lots being mowed. Each owner will be billed if LCC mows and maintains the lot.

If any issues do rise please do not hesitate to call Rick, Mercy or any board member.

If rules have been broken the HOA fines will be issued in the following order. 1st offence \$25.00, 2nd offence \$50.00 and 3rd offence will be the cost of the repair plus labor to correct the offense.

Native areas will be kept within 2 ft. No one has the right to mow a walkway to the golf course. Please call the office first before mowing any native areas that might surround your property.

Denny Thee asked about Phase II becoming a gated community. Rick stated because of 911 Emergency Phase II would not be a gated community.

Mail boxes will still be at the RV Park for Phase I residents. Phase II residents will vote if they would like one mail box center for all or to keep individual mail boxes like they have now.

The new street names for the cul-de-sacs in Phase I have been approved and will be installed once each corner has been repaired.

Rick stated the lot values have been holding on and lots have been selling. If anyone was interested in selling their lot to let the office know. We are interested in selling your lot besides the lots that are owned by Lighthouse Country Club.

In our 2015 annual meeting, it was discussed and passed that fines shall be enforced for infraction against the HOA rules.

A discussion needs to be held to clarify the infractions. Boats, motorhomes, trailers of any type, overflow parking which blocks the street traffic, specifically needs more attention.

The fines are as follows, 1st offense \$25.00, 2nd offense \$50.00, 3rd offense will be cost to of repair and labor to correct the offense.

These HOA covenants specify each home owner's rights and obligations. These can't be enforced on one member and not be consistent with all members.

The width of the streets can't be increased and it is very important, that as you have guest at your home, you try to have them park in a safe manner throughout the neighborhood.

Construction of the entry gate on Oak Grove and River Oakes will begin, once approval has been given. The bid I feel is most viable was for \$18,200.00 dollars by Hinds Paving.

It will fill in the tin horns on River Oakes, with base and concrete. And turning lane on the North side of River Oakes. Oak Grove will be extended in width approximately 20 feet for from the intersection and go north for 90 feet.

A permanent gate will be set on the north side of the RV park.

A gate will then be installed on Friendswood and Skyline.

For builders, etc. All trucks will enter the subdivision at the Woodlawn, Oak Grove gate. It is important that we are aware of these so that gate may be open

Lighthouse Landing Homeowners Association

Board Meeting Minutes

8.26.15

The Board of Directors Lighthouse Landing Homeowner's Association meeting was called to order at 4:00 p.m. on August 26, 2015 in Kingsland, Texas by President, Rick Howe. Bobby Houston second it.

Present: Rick Howe, Sharon Maki, Steve Hess, Bobby Huston, Travis Adams

The roads are being finished with hot chipped repair.

There was a discussion about the entrance gate at Oakgrove Parkway and River Oaks with no permanent location yet.

The gate at Woodlawn and Oakgrove Parkway (Rv Park) will be always closed.

Lone Star asphalt will be coming out to inspect the spots on Friendswood Ave and Oakgrove Parkway. To see if it was asphalt or road base failing.

The new street signs were asked about and it was stated the cul de sacs would not be renamed.

Rick passed out the plats for the future of build of the patio homes. The board approved of the replating for the patio homes.

Temporary structures were addressed. And it was stated in the CCR's that it needed to match the house. Sharon Maki asked if green houses were going to be approved. Rick stated they would have to be submitted to the board for approval.

Rick asked if anyone had anything they would like to discuss openly. There was none.

Bobby Houston made the motion to adjourn the meeting, Steve Hess seconded.

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Meeting Minutes

6.18.16

The meeting of the Lighthouse Landing Home Owners Association was called to order at 4:00 p.m. on June 18, 2016 in Kingsland, Texas by Rick Howe.

Rick asked Travis to read the treasure's report. Rick explained the ABPC Herbicide expense of \$470.89 for the roads. The herbicide was sprayed in the cracks between the roads and the curbing to keep from grass erosion.

Rick discussed the new changes for the Roof Construction in the HOA Declaration of Covenants, Conditions and Restrictions. (Please see page 5, Number 5).

Rick reminded the HOA members of the 48 hour time frame for RV parking in their driveways. If more time was needed he asked for everyone to call the office.

Rick passed out the Lighthouse Landing HOA Profit & Loss from June 1, 2012 through June 17, 2016. Rick mentioned in the beginning the HOA did not have enough funds to pay for the new road that was put in on Oak Grove Parkway so Howe Holdings paid the expense. Since then the HOA is now underway and have funds to start making payments back to Howe Holdings in the amount \$886,272.29 for said repairs.

Rick asked if there were any questions or concerns.

Sharon Maki asked of what percentage will the HOA members have the majority of the vote. He stated when lot ownership reaches 80%.

Less Heffington asked when would the mail box go up and Rick stated when the gates were installed.

Bobby Houston motioned the meeting to be adjourned and Sharon Maki seconded it.

