

Lighthouse Landing Home Owners Association

Meeting Minutes

June 17, 2017

Members in attendance: Sid Keelan, Bobby & Marilyn Houston, Steve & Carole Hess, Terry & Paige Adams, R.G. Floyd, Peggy Till, Tammy Lusinger, Ida Brewer, John & Judy Frederick, Leroy Maki, Betty Heffington, Travis Adams, Rick Howe, Charmaine Herbel.

The meeting of the Lighthouse Landing Home Owners Association was called to order at 2:00 p.m. on June 17, 2017 in Kingsland, Texas by Rick Howe.

Rick asked for the minutes to be read from the previous HOA meeting. Bobby Houston moved to approve minutes of previous meeting. Steve Hess seconded. Minutes approved.

Rick asked for the treasurer's report. Bobby Houston moved to approve the treasurer's report. Steve Hess seconded.

Rick started the meeting off by asking the members if anyone had anything they would like to discuss openly. The members had no comments. Rick stated 2016 was a good year with a lot of activity going on in the subdivision. There were only minimal builder issues concerning the new homes that had been built. The main issue on hand were the exterior colors of these homes. Ida Brewer asked if the homeowners association were going to correct the situation on hand of these homes. Rick stated one of the homes is under litigation at the present time.

Rick stated the bids were coming in around \$100,000 for the much needed road construction for Phase II.

John Frederick stated he had a concern of theft when the mail boxes became in a central location. He asked why the postal service couldn't continue on delivering the mail to individual mailboxes. Rick stated with the streets being narrow and the mailboxes on the street it may become unsafe as the residential area develops. Rick stated we could take it to a vote when it came time to install the boxes.

R.G. Floyd stated he would be more than happy to answer any questions anyone might have about the appraisal district for the county.

Marilyn Houston asked if she could talk on Sharon Maki's behalf.

#1 – They asked to start a Restrictions Compliance Committee. This committee would send notices on restriction violations.

#2 – They asked if the members could start landscaping around the bridge/pond area and entry way on Oak Grove Parkway and River Oakes.

#3 – Ask to enforce 15' Fire Hydrant parking violation and suggested \$100 fine for such violations.

#4 – Asked if there could be more rigid enforcement for fencing and free standing structures.
#5 – Asked about the entry gates.

Betty Heffington asked about vehicles parking on the streets. Rick stated the main problem with the roads was that they were never built wide enough to accommodate such parking and the prior size of the lots did not allow homes to be set back enough on their property to allow a longer driveway. Rick stated maybe the HOA could build small parking lots in designated areas if these were available for sale.

Marilyn asked about the new street signs for the cul-de-sacs. Rick stated he was in process of getting property owners approval for new names.

Steve Hess asked if the CCR's were available for potential prospects and realtors. It was stated the CCR's are available for viewing through the county or on line at www.lighthousecountryclub.com.

Ida Brewer complained of the native area behind her house not being maintained. Rick stated it would be addressed.

Meeting was motioned to adjourn by Leroy Maki and Steve Hess seconded the motion.

Thank you to all of our members.

Talking points from Rick Howe:

The restrictions committee would be a great starting point, however, I feel that a verbal meeting to drop off a copy of the CCR's. Then use a 3 point system to engage in a fine. The second step would be a written letter, followed by a citation. I also would like to do any of the final steps to prevent creating a Hatfield and McCoy feud in the sub division.

Generating a committee to do voluntary landscape improvements throughout the subdivision is a grand idea we just need proposal prior to doing the work.

The parking issues will continue to be an ongoing battle until we are able to come up with a solution. Please allow the board to deal with these issues. We had a member call the Sheriff Department right after our meeting and complained about another member who was blocking a fire hydrant. The Sheriff department came and another mess was created that could have been prevented.

We will do our best as a board to ensure that while construction is in progress to enforce the CCR's.

The gates are going in as I type; there will be a gate at Friendswood & Skyline, Oak Grove and Chesterfield. The main entrance at River Oaks and Oak Grove is being repaired. At the present time, there will not be a gate installed here. I feel that blocking traffic off at Skyline and Chesterfield, our community will be greatly secure and minimize traffic through our area.

Lighthouse Landing Home Owners Association

Treasurer's Report

6.17.2017

	Balance as of 6.17.2016	\$85250.05
	HOA Payments Received to date	\$76,902.00
6/30/16	Lighthouse RMP (Grounds Keeping)	(\$41,230.80)
7/11/16	Bank Charge	(\$ 3.00)
8/2/16	Bank Charge (Deposit Books)	(\$ 51.34)
8/8/16	Bank Charge	(\$ 3.00)
8/17/16	Frank Willingham Insurance Agency	(\$ 2,491.50)
8/26/16	Frank Willingham Insurance Agency	(\$ 1,580.00)
9/14/16	Lori Luker (over payment HOA)	(\$ 652.47)
10/11/16	Bank Charge	(\$ 3.00)
11/10/16	Jose Maldonado (Lots Grounds Keeping)	(\$ 1,580.00)
11/10/16	Curb Appeal (Lots Grounds Keeping)	(\$ 4,730.00)
12/30/16	Curb Appeal (Lots Grounds Keeping)	(\$ 4,650.00)
12/30/16	Howe Holdings (Roads)	(\$22,009.63)
5/12/17	Curb Appeal (Grounds Keeping)	(\$ 450.00)
6/8/17	Bank Charge	(\$ 3.00)
6/15/17	Lundblad Properties (over payment HOA)	(\$ 400.00)
	Balance as of 6/17/17	\$82,314.31

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Board Meeting Minutes

6.17.17

The meeting of the Lighthouse Landing Home Owners Association board meeting was called to order at 4:00 p.m. on June 17, 2017 in Kingsland, Texas by President, Rick Howe.

The board met independently to discuss various issues. Among which was the annexation of lots #129, #130 Pony Creek Drive owned by Terry & Darla Louvin. The board denied their request of the annexation and further stated each lot to be paid on their own entity as the Lighthouse Landing Covenants read.

Rick Howe

6-17-2017

President, Rick Howe

Date