

Lighthouse Landing Home Owners Association

Board Meeting Minutes

April 18, 2018

The meeting of the Lighthouse Landing Home Owners Association board meeting was called to order at 6:00 p.m. on April 18, 2017 in Kingsland, Texas by President, Rick Howe

The Board members introduced themselves: Jerry Frey, Mechelle Delz, Steve Hess, T.J. Wright, Sharon Maki.

Travis read the treasure's report. A suggestion was made to change wording to read "reimbursement for survey" for Mr. Davis. Sharon Maki moved to approve Mechelle Delz seconded.

Rick introduced Terry Louvin to the board. He requested for his lots #129 and #130 that sit on Skyline Drive be annexed from the HOA. The board denied Mr. Louvin's request of the annexation and further stated each lot to be paid on their own entity as the Lighthouse Landing Covenants read.

Mechelle Delz asked if we could burn the dead tree that sits in the middle of the tank on Oakgrove Parkway. Rick stated we could not burn it because it would add pollution to the lake per LCRA.

TJ Wright asked when would the lighting be enforced throughout the HOA properties. Homes that are grandfathered in will not be enforced. Rick stated all new homes being built will need proper lighting and solar lighting was acceptable.

Mechelle suggested we take Austin's evasive list and get with Jarrett, LH course superintendent, to approve what type of grass, trees, etc home owners could plant.

The Board of Directors made suggestions in changing the wording on the following parts of the CCR's:

- #1 Definitions – change the word "LCR4s" to "Condominium Four Plex's on #17"
- #3 Use of Premises – Paragraph 3 the word "stored" suggestion was made to "define store" and also "not to exceed 48 hours" was suggested for loading and unloading RV's
- #4 – Structures – second sentence the word "alteration" suggestion was made to "include exterior change of color"
- #5 General Building Restrictions and Standards – Design Minimum Floor Area & Exterior walls - the suggestion was made to remove the word "carports" in third sentence
- #5 General Building Restrictions and Standards – Setbacks – 7th sentence "encroach upon another Lot" suggestion was made to include "overhangs can not encroach"
- #5 General Building Restrictions and Standards – Signs – Suggestion was made to remove the word "for rent sign"
- #5 General Building Restrictions and Standards – Trucks, Buses and Trailers – Suggestion was made to add "RV's & Campers" to first sentence and the 4th sentence.
- #7 Grass and Weeds – Suggestion was made to put "will be penalized if not maintained"
- #10 Water Development – Suggestion was made to change "The City of Kingsland" to Kingsland Water Supply & KMUD

- #12 Homeowners Association – Memberships, Voting, Elections, and Meetings – Suggestion was made to change “each owner shall have one vote” to “each address will have one vote”
- #16 Easement of Enjoyment - #D – Suggestion was made to define common area in first sentence
- #19 Amendment – Suggestion was made to simplify the wording in first paragraph.

Suggestion was made by Rick Howe the Annual Meetings will start being held in February of each year to allow the Winter Texan Home Owners to attend the meeting.

Mechelle Delz made the motion to adjourn and Sharon Maki seconded.



Lighthouse Landing
Home Owners Association

Treasurer's Report

4.18.18

	<i>Balance as of 6.17.2017</i>	<i>\$82,314.31</i>
	<i>HOA Payments Received to date</i>	<i>\$30,010.14</i>
<i>7/11/17</i>	<i>Bank Charge</i>	<i>(\$ 3.00)</i>
<i>7/13/17</i>	<i>Hinds Paving 1 of 2 Oak Grove/Friendswood</i>	<i>(\$17,396.00)</i>
<i>7/14/17</i>	<i>Bennett Vincent Co PC (2016 Franchise Tax)</i>	<i>(\$ 85.00)</i>
<i>8/1/17</i>	<i>Hinds Paving (2 of 2 Oak Grove/Friendswood)</i>	<i>(\$17,396.00)</i>
<i>8/1/17</i>	<i>Curb Appeal (Lot Mowing)</i>	<i>(\$ 5,705.00)</i>
<i>8/8/17</i>	<i>Wayne Davis (over payment HOA)</i>	<i>(\$ 1,000.00)</i>
<i>8/15/17</i>	<i>Frank Willingham Insurance Agency</i>	<i>(\$ 4,025.51)</i>
<i>2/18/18</i>	<i>Bennett Vincent Co PC (2017 Franchise Tax)</i>	<i>(\$ 110.00)</i>
<i>3/6/18</i>	<i>Lonestar Welding (1/2 Friendswood/Oak Grove)</i>	<i>(\$10,360.00)</i>
<i>3/8/18</i>	<i>RMP (Rick & Mercy Howe Reimburse Roads)</i>	<i>(\$22,000.00)</i>
<i>4/9/18</i>	<i>Mildred Myers (Over Payment HOA)</i>	<i>(\$ 25.00)</i>
	<i>Balance as of 4/18/18</i>	<i>\$34,218.94</i>