

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
June 09, 2026

The following meeting minutes reflect the actions taken by the Board of Directors of the Lakes of South Shore Harbour C.A. Inc. (the "Association") at the regular meeting of the Board conducted on June 09, 2026, the "Board Meeting", via Teams.

IN ATTENDANCE

Representing the Members of the Lakes of South Shore Harbour C.A. Inc. were the following Board members:

Denise Grant
Robert Sterner
Alfred Donaldson
Jeff Young
Paul Winton

Absent with Apologies

None

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

Homeowner Hearing

The Board of Directors met with a homeowner with account number 8930102906 regarding a denied property improvement request. They approved a variance for "other" play structures.

Motion to approve: Alfred, Second, Paul. All approve 5/5.

Legal Status Report

The Board of Directors reviewed the Legal Status Report and approved to further escalate the following accounts: 8933202908.

Motion to approve: Alfred, Second, Jeff. All approve 5/5.

Aging Report

There were no fully escalated accounts for Board review.

Violation Report

The Board reviewed the violation list and approved sending the following accounts to the attorney for further enforcement efforts.

8934300860- Paint House

8934300876- General Property Maintenance (Holiday Lights)

8936603204- Clutter

Motion to approve: Alfred, Second, Denise. All approve 5/5.

OPEN SESSION

DETERMINATION OF QUORUM

A quorum of the Board of Directors was announced, and the board meeting was called to order at 7:01 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with the addition of discussion about the pool shower.

Motion to approve: Alfred, Second, Denise. All approve. 5/5.

MINUTES APPROVAL

The Board of Directors reviewed and approved the April 2026 meeting minutes.

Motion to approve: Jeff, Second, Paul. All approve. 5/5.

FINANCIALS

The board and homeowners were presented with the financials for April 2026.

ACTION TAKEN SINCE LAST MEETING

The Board of Directors approved a proposal from Mckenna Contracting totaling \$14,565 to repair playgrounds and refill kiddie mulch.

OLD BUSINESS:

Community Fence/Wall Update

The Board has requested to paint a larger swatch of the gray color in a sunny spot for better viewing. This will be completed on 6/11/26. It was delayed due to rain.

Landscaping Updates

TexScapes is still in the process of working through the approved irrigation repairs.

NEW BUSINESS:

Pool Shower Repair

The Board of Directors reviewed estimate 4835 from Purpose Plumbing for pool shower repairs. They approved to move forward with a full shower replacement totaling \$9753.00.

Motion to approve: Alfred, Second, Denise. All approve. 5/5.

MUD UPDATE:

There was no MUD update tonight due to their reduced meeting frequency.

The Board again discussed their position on the relationship between the community the HOA and MUD District. This position has remained consistent for the last six years.

- The HOA and the MUD have similar interest in providing for the betterment of the community but also have different responsibilities
- From Article I of the Association's Covenants: The Homeowners Association's main purpose is to protect and enhance the quality, value, desirability and attractiveness of all property which becomes part of the Association Area where the Association Area is defined by property owned by the Association.
- The Homeowners Association is managed by a Board of Directors that are elected by the members of the Association to represent the members and maintain the Association Area based on the covenants. They are held accountable by the membership through the election process
- The MUD district is managed by a Board of Directors that are elected and paid by the members of the district to represent the members and maintain these areas based on their charter. They are held accountable by the membership through the election process
- The HOA and MUD should always work together where those activities are in the best interest of the community and save the community money.
- The HOA Board is not the intermediary between the organizations or are they elected to advocate for the community to the MUD. This is an individual member responsibility
- The lakes in our community are owned by the MUD. They are not part of the Association Area.
- There is an agreement that was signed between the two entities in 2004 and the two entities have discussed numerous times that this document needs to change. The HOA has submitted the proposed updates to the MUD based on those discussions. The MUD has not yet taken action on this draft.
- This current agreement states that the HOA will be responsible for the maintenance of the aesthetics of the detention ponds as deemed appropriate by the HOA.

- The HOA feels that we are in full compliance with this portion of the agreement as we continually maintain the area as the Board deems appropriate
- The HOA is focused on maintaining the Association as described in Article I. The HOA has limited resources and is limited in how it can raise additional funds.
- The HOA Board does not feel it is appropriate to spend Association funds improving areas that the Association does not own as it is outside the purpose of the Association
- Any additional improvements or changes to the Detention ponds should be addressed to the MUD board.

HOMEOWNER FORUM:

- Members of the landscape committee reported that they were working on landscaping plans for enhancements once the irrigation repairs were completed. They had requested photos of the beds from TexScapes. Alfred requested that we work to reduce bed sizes by replacing with sod down South Shore Blvd and throughout the neighborhood. She also mentioned some signs restricting use of scooters were down on SS Blvd and Woodcock.
- Another member requested to get the front entrance monuments/signs cleaned.
- Another homeowner requested to find out what else could be done about amending the DCCR's to change assessments costs based on homeowner square footage to where all homeowners pay on flat fee. The Board communicated that this is a very tedious process that would be difficult to obtain. She also inquired about ACC process for removing trees that are causing damage to sidewalks and who is responsible for the sidewalks.
- Numerous residents have inquired about the possibility to changing the method of collecting assessments from square footage to a flat rate for the community.
 - If this change were to be approved, the total dollar collected by the community would still have to remain constant. Essentially half the residents would see an increase and half the residents would see a decrease.
 - Section 7 of the Association's Covenants defines that annual assessments are collected based on the square footage of each home.
 - The HOA Board is not allowed to make changes in the manner that the assessments are charged. They are required to follow the same documents to amend the Covenants
 - Section 12.3 of the Covenants requires an affirmative vote of 67% of the community to approve of any changes.
 - The Board feels that it would be virtually impossible to even get 67% of the community to vote, much less 67% of the community to agree to this change.

NEXT MEETING DATE

The next meeting will be held on Tuesday, July 14, 2026, at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:38PM.

Motion to adjourn; Alfred, Second, Denise. All approve. 5/5.



Rob Sterner (Jul 27, 2026 18:33:36 CDT)

LOSSH Representative



Spectrum Representative

07/27/2026

Date