

**The Lakes of South Shore Harbour C.A. Inc.**  
**Board Meeting Minutes**  
August 12, 2025

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 August 12, 2025, the "Board Meeting", via Zoom.

**IN ATTENDANCE**

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

Robert Sterner  
Paul Winton  
Alfred Donaldson  
Jeff young  
Denise Grant

**Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs**

**EXECUTIVE SESSION**

**Meeting with the City of League City**

The Board of Directors met with city representatives to discuss the recent TXDOT median landscaping enhancements along League City Pkwy. Amber Pedigo communicated that the city of League City would be taking over responsibility of maintenance from TXDOT in April of 2026. It was confirmed that the HOA has been maintaining the medians as a courtesy, and they had no wishes to maintain that property once the city gains responsibility.

The Board of Directors discussed directing Lang and Associates to look into obtaining a resolution on determining quorum for the annual meeting.

**Legal Status Report**

The Board of Directors reviewed the Legal Status Report and approved waive the interest fees of \$114.66 for account number 8933XXXXXX. No other action was taken.

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

**Aging Report**

No action was needed on the aging report.

**Violation Report**

The Board of Directors reviewed the violation report and approved to send account 8931XXXXXX (Fence) to the attorney for further escalation.

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

**DETERMINATION OF QUORUM**

A quorum of the Board of Directors was announced, and the board meeting was called to order at 7:07 p.m.

**AGENDA APPROVAL**

A motion was made to approve the agenda.

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

### **MINUTES APPROVAL**

The Board of Directors reviewed and approved the minutes of the Board meeting held on May 13, 2025.

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

The Board of Directors reviewed and approved the minutes of the Board meeting held on June 10, 2025.

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

### **FINANCIALS**

The board and homeowners were presented with the financials for June 2025.

### **ACTION TAKEN SINCE LAST MEETING**

There were no actions taken since last meeting.

### **GENERAL BUSINESS**

#### **Fountain Replacement:**

The Board of Directors reviewed proposals for fountain replacements from Danbury and Lake Management. They approved the following proposals from Lake Management:

S-QUO007809 for \$21,042.14

S-QUO007807 for \$21,599.22

S-QUO007810 for \$20,935.03

The Board also requested to save the older fountains that will be removed for parts.

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

#### **Irrigation**

The Board of directors reviewed and approved proposal #39859 for \$2706.25 to restore irrigation at Austin and Shallow Springs.

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

#### **Landscaping**

The Board of Directors reviewed 2 proposals from TexScapes for enhancements to Austin at Shallow Springs and Austin and South Shore Blvd. They requested to have the landscape committee review the proposals to assure the plants in the proposal would not grow too high to impede traffic views and add more sod to them. They also requested renderings from TexScapes. They will discuss it further in the September meeting after the requests have been fulfilled.

### **NEW BUSINESS:**

#### **Elections of Officer Positions**

Rob Sterner-President

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

Paul Winton- Vice President

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

Alfred Donaldson- Treasurer

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

Denise Grant- Secretary

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

Jeff Young- Member at Large

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

The Board announced they are moving the annual meeting back to August. All elected Board members will have 3 year terms.

**MUD UPDATE:**

Mr. Day had technical difficulties during the meeting. Alfred gave a brief update discussing items such as the fencing at Tucker Lake, the pending updates of the agreements between the MUD and the HOA, the upcoming reduction of MUD meetings and landscaping approvals for tree replanting at Austin, Tucker, and Kroger Lakes.

**HOMEOWNER FORUM:**

Mr. & Mrs. Lundin and Mr. Bradford discussed their wishes to have the concrete wall extended down Columbia Memorial due to increased traffic and sound concerns.

**MEETING ADJOURNMENT**

Meeting was adjourned at 7:55PM

**NEXT MEETING DATE**

The next meeting will be held on Tuesday September 9<sup>th</sup> at 7:00PM



[Rob Sterner \(Sep 10, 2025 19:53:02 CDT\)](#)

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LOSSH Representative

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Spectrum Representative

09/10/2025

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Date