

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
September 9, 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 September 9, 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 & Farah Hawes

EXECUTIVE SESSION

Legal Status Report

The Board of Directors reviewed the Legal Status Report and discussed legal proceedings regarding account 89345XXXX.

Aging Report

The Board of Directors reviewed the aging report and approved to send account 89331XXXXXX and 89307XXXXXX to the attorney for further escalation.

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

Violation Report

The Board of Directors reviewed the violation report and approved sending account 89306XXXXXX (Clutter and General Property Maintenance) to the attorney for further escalation. They also approved to force maintain their grass/weeds.

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

The Board of Directors gave the directive to solicit bids for pool coping, decking, and deck o' seal.

DETERMINATION OF QUORUM

A quorum of the Board of Directors was announced, and the board meeting was called to order at 7:06 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda.

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

MINUTES APPROVAL

The Board of Directors reviewed and approved the minutes of the Board meeting held on August 12, 2025.

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

FINANCIALS

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

ACTION TAKEN SINCE LAST MEETING

There were no actions taken since last meeting.

GENERAL BUSINESS

Landscaping

The Board of Directors reviewed proposal # 39847 for \$29,573.90 and proposal # 39845 for \$21,204.01 from TexScapes for enhancements to Austin at Shallow Springs and Austin and South Shore Blvd. Both proposals were approved with the removal of the Wedelia Texana.

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

NEW BUSINESS:

New Legislative Resolutions

The Board of Directors reviewed and voted not to approve the Membership Voting Policy.

Motion- Alfred, Second- Denise; All Approve 5/5.

The Board of Directors reviewed and approved the Solar Energy Device Guidelines.

Motion- Alfred, Second- Paul; All Approve 5/5.

The Board of Directors reviewed and approved the Landscape Maintenance Guidelines during Temporary Water Restrictions Policy.

Motion- Alfred, Second- Denise; All Approve 5/5.

Events

Jaime with the events committee reported on upcoming events. They will plan to have Cool Cow ice cream truck there for National Night Out on October 7th along with the first responders. The fall garage sale will be held on October 25th. The Board requested to add a post to Facebook asking those wishing to participate to email their address to CM Jessica.

MUD UPDATE:

Steven Day reported on upcoming projects such as the fence at Tucker Lake and the upcoming tree plantings around Kroger and Austin Lake. He also reported that the MUD tax rates would be increasing soon and the frequency of MUD meetings would be decreasing after the project at Tucker Lake.

HOMEOWNER FORUM:

A homeowner expressed her excitement about the new trees and plants going in at Kroger Lake.

NEXT MEETING DATE

The next meeting will be held on Tuesday October 14th at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 8:11PM

REOPEN INTO EXECUTIVE SESSION

The Board further discussed ongoing litigation.

EXECUTIVE MEETING ADJOURNMENT

Meeting was adjourned at 8:22PM



Rob Sterner (Oct 21, 2025 17:38:00 CDT)

LOSSH Representative



Spectrum Representative

21 Oct 2025

Date