

**The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes**

September 12, 2023

The following meeting minutes reflect the actions taken by the Board of Directors (the “Board”) of the Lakes of South Shore Harbour C.A. Inc. (the “Association”) at the regular meeting of the Board conducted on September 12, 2023 (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:

- Alfred Donaldson
- Paul Winton
- Richard Hipp
- Melanie Graves

Absent with apologies: Valerie Anderson

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed the September legal status report, and no action was needed at this time.

The Board of Directors reviewed the aging report and approved to escalate the following accounts 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED] to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Melanie, Second – Alfred, 4-0.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:03 p.m.

AGENDA APPROVAL

A motion was made to add the following to the agenda: board member positions, committee leaders and openings, architectural control committee opening, and recap of League City HOA alliance meeting. Motion to approve – Melanie, Second – Rich, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on July 11, 2023, and a motioned was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Rich, 4-0

FINANCIALS

The board and homeowners were presented with the financials for July 2023.

GENERAL BUSINESS

- **Actions between meetings:** Replacement of irrigation timer on Island Crossing Lane in the amount of \$1,948.50, repair water leak at Rustling Wind Lane in the amount of \$649.50, repair fountain #7 in the amount of \$1,010.39, replace the electrical conduit at entrance bridge in the amount of \$1,985.00 and held volunteer dinner at Luna’s Mexican restaurant in the amount of \$723.13.

- **Committees:** Alfred announced that the board is looking for volunteers to help lead the following committees: Resident Advisory Committee and Landscape Advisory Committee. This person would organize the meetings and advise the board on request/ideas that the committee would like the board to consider. Announcement was made that the following board members would act as the main point of contact for each of the below committees:
 - Resident Advisory Committee – Paul Winton
 - Landscape Advisory Committee – Alfred Donaldson
 - Event Committee – Melanie Graves
- **Events:** The next community event will be National Night Out on Tuesday, October 3rd.
- **Landscape/Irrigation:** The Board of Directors announced that they received proposals from three different companies for the Woodcock area. They have been reviewing the proposals and requested more detail on the scope of work from one of the bids.
- **Dog Waste Stations:** The board reviewed pricing to add more dog waste stations in the community. The board needs to identify a few more locations and will let the Community Manager know how many stations they would like to add.
- **Oak Tree Fence Damage on Sailwind Lane:** The board reviewed two proposals to correct the concrete fence damage from the large oak tree on Sailwind Lane. The board approved to have TexScape remove the roots and place a root barrier along the fence line in the amount of \$2,819.89. The board approved for Concrete Fence System to fix the fence at the oak tree and on the corner of the homeowner's property line in the amount of \$4,875.00. Motion to approve – Melanie, Second – Rich, 4-0
- **Architectural Control Committee:** Announcement was made that there is an opening on the committee, and anyone interested should reach out to Linda the Community Manager for more information.

HOMEOWNER FORUM/MUD UPDATE: The Austin Lake bulkhead repairs have been approved. Homeowner inquired about the home improvement process (ACC). Two of the board members attended the League City HOA Alliance meeting held on September 6. Topics covered were new solicitation ordinance law in effect, city announced funds for sidewalk and street repairs and homeowners should submit the request by calling 311, flock cameras, upcoming approved legislative changes.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:17 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, October 10, 2023.

LOSSH representative

Alfred Donaldson

Spectrum representative

Linda Koudziela

Date

2023-10-14

Signature Certificate

Reference number: W7RYR-P4Q9M-FB6JR-9QLA2

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

13 Oct 2023 15:09:01 UTC

Signed:

13 Oct 2023 15:09:01 UTC



IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

13 Oct 2023 15:09:01 UTC

Viewed:

14 Oct 2023 17:40:01 UTC

Signed:

14 Oct 2023 17:40:16 UTC



IP address: 73.232.240.125

Location: League City, United States

Recipient Verification:

✓Email verified

14 Oct 2023 17:40:01 UTC

Document completed by all parties on:

14 Oct 2023 17:40:16 UTC

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