

# **The Lakes of South Shore Harbour Community Association, Inc.**

## **Annual Meeting Minutes**

July 9, 2024

Pursuant to the Bylaws of The Lakes of South Shore Harbour Community Association, Inc. an annual meeting of the membership was duly called and convened on July 9, 2024, at the Watershed Church located at 1751 E. League City Pkwy, League City, Texas 77573 and via Zoom.

### **DETERMINATION OF QUORUM AND PROOF OF NOTICE**

The meeting was called to order by the Board President at 7:03 p.m.

An announcement was made to the membership about the communication of the meeting notice which was mailed & emailed out to the membership announcing the meeting. In addition, an announcement was made that two positions were open on the Board of Directors and quorum was made with 130 members participating in the election. There were 13 members present at the meeting and members also attended via Zoom.

### **INTRODUCTIONS**

The membership present was introduced to the current sitting Board of Directors, Alfred Donaldson, Paul Winton, Valerie Anderson, and Melanie Graves. Representing Spectrum Association Management was Senior Community Managers – Linda Kondziela and Mallory Partin. Also in attendance via Zoom was Jessica Hughes with Lang and Associates, the HOA's attorney.

### **MEETING MINUTES APPROVAL**

The minutes for the 2023 Annual Meeting were presented and approved. Motion to approve – Melanie, Second – Valerie, 4-0.

### **FINANCIALS**

The financial report was provided to the membership including various charts and graphs presenting year-ending results for the 2023-2024 fiscal year and bank account balances for all Association accounts. Comparison graphs were presented for the 2023-2024 & current year to date 2023-2024 assessment collection rates. A graph of the approved budget for the 2024-2024 fiscal year was also reviewed with the membership.

### **STATE OF THE ASSOCIATION**

Spectrum provided an overview of the 2023-2024 accomplishments and a list of projects that contributed to adding value throughout the community:

Pool – bathroom counter tops, storage container, pressure washing and deep cleaning, pool pump maintenance.

Landscaping & Irrigation – revamped irrigation and landscape enhancements at Woodcock and Austin Street areas.

Lake Fountains – two new fountains in Kroger Lake.

General Maintenance – concrete fence repairs at Island Crossing, wood fence repairs, lighthouse, bridge and monument cleaning and painting, four additional dog stations, playground inspection, kiddie mulch and cleaning and new electrical conduits at LCPKWY entrance fountains.

In addition, there were four community events that were held: National Night Out, Holiday, Easter and Summer Pool Party.

## QUESTION & ANSWER SESSION

The floor was open for the question-and-answer session. Steven Day representing the MUD District spoke about the upcoming project to repair Austin Lake. Homeowners asked for more details on the remaining irrigation plans and adding no swimming signs around Austin Lake.

## ELECTION OF BOARD MEMBERS

Spectrum announced the board election session and noted there were two open seats and three candidate submissions that had been received. Voting results were announced that Vicki Funk and Robert Sterner had been elected to the open positions on the Board of Directors.

## ADJOURNMENT

With all business discussed and no other or new business to be discussed, the meeting was adjourned at 7:55 P.M.

Alfred Donaldson

Alfred Donaldson (Jul 11, 2025 14:48 CDT)

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Authorized Signer  
Lakes of South Shore Harbour  
Community Association, Inc.

Jessica Jacobs

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Spectrum AM  
Managing Agent