

**The Lakes of South Shore Harbour C.A. Inc.**  
**Board Meeting Minutes**  
April 14, 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 April 14, 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  
Paul Winton  
Robert Sterner  
Alfred Donaldson  
Jeff Young

**Absent with Apologies**

There were no Board members absent with apologies.

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

**EXECUTIVE SESSION**

**Legal Status Report**

The Board of Directors reviewed the Legal Status Report and approved to file suit on the following accounts:

8933202908

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

**Aging Report**

There were no fully escalated accounts for Board review.

**Violation Report**

The Board of Directors reviewed the current Violation Report and approved sending the following accounts to the Association's attorney for further enforcement efforts: 8934203110

The Board approved a variance for account number 8935700870.

Motion to approve: Alfred, Second, Jeff. 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 7:03 p.m.

**AGENDA APPROVAL**

A motion was made to approve the agenda.

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

**MINUTES APPROVAL**

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

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

## **FINANCIALS**

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

## **ACTION TAKEN SINCE LAST MEETING**

Approved Create Landscaping to do a secondary irrigation estimate totaling \$643.50. Bay area trees removed 3 dead trees along League City parkway, totaling \$1299.00.

## **GENERAL BUSINESS:**

### **Community Fence/Wall Update**

The Board has approved to have 3 paint swatches painted to see how the concrete community fence would look painted in an effort to increase its longevity. Painting will be completed by the end of week for viewing.

### **Landscaping Updates**

The Board of Directors reviewed two estimates for irrigation repairs. One from TexScapes for \$31,164.35 and the other from Create Landscaping for \$29,221.74. The Board decided to look more in depth into the TexScapes estimate to determine areas that had been repaired prior and revise the estimate from them. Decisions have been deferred until the proposal is revised.

## **NEW BUSINESS:**

### **Power Washing Proposals**

The Board reviewed 2 estimates power washing, one from Houston Squeaking Clean for \$4,402.84 and one from Salty Sea Pressure Washing for \$2,300. The Board deferred making a decision until one more bid could be obtained.

### **2026 Audit**

The Board discussed doing a financial audit for the 2026 fiscal year and approved to move forward.

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

### **2026 Pool and Opening Hours**

An announcement was made about the 2026 pool opening and the schedule. The schedule is on the community website.

## **MUD UPDATE:**

There was no MUD update. The date of their next meeting will be May 12<sup>th</sup> at 11:30AM. An option to call in is available.

## **HOMEOWNER FORUM:**

A homeowner was inquiring about irrigation repairs and potential future landscaping updates throughout the community. The Board communicated that all the enhancements are on hold until irrigation repairs are completed.

## **NEXT MEETING DATE**

The next meeting will be held on Tuesday, May 12, 2026, at 7:00PM

## **OPEN MEETING ADJOURNMENT**

Meeting was adjourned at 7:20PM.

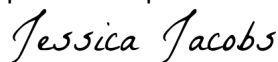


Rob Sterner (May 13, 2026 09:28:10 CDT)

LOSSH Representative

**05/13/2026**

Spectrum Representative



Date