July 28, 2022, Executive Committee Meeting

Call to Order: at 19:00 by Frank Eichstadt

EC Members in Attendance:

Frank Eichstadt

Jill Pierce

Christina Tuma

Ken Sherwin

Nicole Oditt

Homeowners in attendance:

John Thomas

Dave & Danette Tilley

Jim Brandon

Bike Jenko

John Boelsche

Elaine Gajewski

Larry & Jill Pierce

Kevin & Nicole Oditt

Amy Pierson

Allison Putman

Frank Eichstadt &C. Carlson

Paul Boswell

Chris & Skylar Darr

Robert Alessandra Patterson

Debbie & Ken Sherwin

Frank: Introduction of new member(s): Nicole Oditt as secretary and Introduction of new neighbors.

Frank: read prior LBHOA Meeting Minutes Review/Approval, no objections

John Thomas: move to approve as is

Larry Pierce: second

Previous minutes approved unanimously

So moved

Treasurer Report

Read by Christine Tuma, (Prepared by) Dennis Grounds, Treasurer, Reporting

* 100% of assessment collected
* Transferred some funds to reserve account
* We are in good shape for cash
	+ Checking $81,000
	+ Reserve $61.000
* First half of year’s expenses fall within budget
	+ Lawn
	+ Maintenance
	+ Landscape
	+ Street lights

Frank: introduces topic: There is currently no quorum to change the 2017 reserve account $0.01/ft/yr assessment wording. Choice per Dennis is to keep the wording to decrease $0.04 or keep at current assessment of $0.05/ft/yr. We need to be prepared for approved bulkhead expenditures

Christina: 20% may have to help w/expenditures (reserve), construction prices are going up.

Unidentified home owner: consider holding a meeting in December, hoping for a quorum to vote on the $ per foot issue

Allison Putnam Question: How many people have been reimbursed for bulkhead repairs?

Christina: 1 this quarter, 6 this calendar year

Unidentified Home owner: Asking for clarification, Where does the extra penny go; reserve, checking or new account?

Christina:clarification, in case of catastrophic issue, $37,000 annual bulkhead, if we go over we take it from the checking account.

Jill: We also need to consider future road repairs, conserved for roadway budget

Paul: was on the board when he reserve was set up, suggested mail out ballot for reserve fund assessment

Frank: Use of $ for road in front of home may be required

Unidentified Home Owner: Lazy/Bayou own the entire street not half, as on Harbor

Unidentified Home Owner: Understand that the road repair costs done by special assessment

Frank: right-of-way used for utilities, and he’ll have to look into policies as he is unsure

John: move to accept as delivered

Larry: second

Report approved unanimously

So moved

ACC Committee Report

Paul Boswell

New renovations:

* 4/27 63 Harbor
* 5/27 9 Bayou
* 7/6 61 Harbor
* 7/26 47 Lazy

Unidentified Homeowner: Is there a pool going in at (?) address?

Paul: Unsure will meet with Jay to see if the homeowner is in compliance

Christine: asked Paul to explain ACC to new memebers

Paul: ACC

* Does not drive around looking/policing
* Fencing (see regulations )
* 5’ patio from fence
* Deck/patio 20’ from water
* Cut trees back especially over water
* Please check guidelines for questions
* Jay does a great job understanding structure

Amy: do you have to apply for color change (Paul: yes)

Larry: asking board to check TX bill 1588 for code restrictions on HOA

Frank: This addresses short term rentals

Christina: Please contact BHC?ACC for resources and guidance

Bulkhead Committee

Frank: Scott Tuma VIA Frank, please see HOA webpages. BHC can consult on construction, help apply for reimbursement, please notify them ASAP, we are volunteers

Unidentified Homeowner: There are some bad looking bulkheads - do we (the HOA) send letters, etc for code enforcement.

Frank: We

* can offer reimbursement to help
* Offer different materials (wood vs vinyl) actuals etc

Christina: The GLO monitors this, photos can. Be taken when tide is low

Christina: move to accept as delivered

Timothy O’Brien: second

Report approved unanimously

So moved

Convenance & Restrictions:

Frank:

* We will look at how 1588 influences the ACC
* unimprovedLot on Bayou w/ RV parked or used as residence
* Executive Board discussing welcome packet of resources
	+ Intro to community, area and neighborhoods
	+ Directory

Amy: Question on canal, and derelict boats

Frank: restrictions are on obnoxious/offensive things, complaints may be lodged

* We contact the owners
* Give 30 days to respond
* 2 more notices
* Start fines/liens

It’s a cumbersome process, most people comply eventually, we try to be cordial. If you have a question, submit it to the HOA and we will try to be a resource.

Amy: old HOA had company to send notifies etc

Frank: We are volunteers, we are looking for volunteers, A company would be incentivized to jump down people’s throats.

Allson: Some neighbor are old and have older boats/homes, we can help the elderly, consider helping

Emergency Service Board:

Jill is our representative on the KFD committee

Jill: had major improvement in FD, remind to add PPC report to website)

* ISO insurance Services Office
	+ Issued public protection classification
	+ Looked at FD water supply
	+ Rating 1-10, good to not good
* Last time Kemah was rated (15 years ago)
* Last year chief worked hard to attain a rating of “2”,very close to a “1”
* Has 32 page report for what was looked at
* Can possibly affect Homeowner’s insurance, call them and tell them about the new PPC rating

Floor Topic (new Business)

Paul: I do not want $500 of mine siting in a reserve fund, in someone else’s bank account

Frank: we need a quorum only 25% representing does not do it. Roads are not cheap. We did look for a grant through the county for road improvement, but we are private property and do not qualify. And Thank you for researching the high-quality sealant

Christin: When is the duck race?

Allison: Sept 13

Frank: Motion to dismiss meeting

John: move to accept

Ken: second

Meeting adjourned 19:58