

June 17, 2021, Executive Committee Meeting

Call to Order: at 18:34 by Dennis Grounds (Frank Eichstadt had an unexpected conflict)

EC Members in Attendance:

Dennis Grounds

Don Bobyk

Jill Pierce

Christina Tuma

Prior LBHOA Meeting Minutes Review/Approval

Minutes sent out to LBHOA EC, reviewed, no objections

Jill: move to approve as is

Don : second

Previous minutes approved unanimously

So moved

Treasurer Report

Dennis Grounds, Treasurer, Reporting

- All, assessments, except one, have been collected for 2021.. Dennis will reach out to the one outstanding property owner.
- Nine houses have sold this year resulting in \$100 assessment fee for each.
- Recent tree trimming and landscape resulted in \$2,180.00 expense. – trees on Birch, Bayou trimmed and bushes on Lazy Lane`.\
- Need to transfer \$12,129.00 from the general fund to reserved fund before July General Meeting of Homeowner's Association.
- Need to discuss at General Meeting of Homeowner's Association funding of the reserve account. In 2022 we should reach the \$50,000 reserve that we maintain. Christina suggested appointing a road committee to access our roads. Don discussed efforts for Aspen tree company to repair hole in Harbor in front of 10 and 68 Harbor.
- \$3,900 bulkhead reimbursement in April.
- \$117,413.48 in General account.
- \$36,401.55 in Reserve account
- Discussed need to schedule audit of 2020 financials, Don and Christina agreed to participate, will ask a homeowner not on the EC to participate.

Christina: move to accept as delivered

Don: second

Report approved unanimously

So moved

Bulkhead Committee

Mike Veraa gave a report by phone and followed up with a written report. He reported that there were 6 bulkhead projects, 5 complete and 1 in progress.

The EC discussed distribution of the bulkhead retraction letters and the need to have updated property owner information prior to doing so. Approved sending the specific retraction letter immediately.

Dennis, Frank and Jill will coordinate updating property owner contact information prior to sending out the general retraction letter.

ACC Report

By phone, Paul Boswell reported:

- Renovations at the home on the corner of Birch and Harbor – property owner did not submit plans to rebuild deck but Paul reviewed the deck and determined that as it did not affect the required setback, it complied with deed restrictions. Property owner did submit a rendering of the remodeling to the exterior of the home, and it was approved.
- Discussed installation of generators. Paul indicated that installation of generators will generally follow the rules for air conditioners with regard to set-backs.
- Construction on pool project being built at 10 Harbor going as submitted.

Motion to approve: Jill

Second: Christina

Report approved unanimously

So Moved

Birch Street Bridge Update

The ribbon cutting which was scheduled for today was cancelled due to Darrell Apffel being unable to attend. It is rescheduled for July 8. Discussed inviting Darrell to our summer HOA meeting. The unfinished sidewalk on the north side of Birch will be completed pending approval by Clear Lake Shores.

Bay Harbor Boat Storage

Possibility of partial reimbursement for the fence repair.

Street Signage:

The signage in the neighborhood needs to be updated. This includes speed limits, stop signs, etc. Christina presented her survey of current signage and suggested updates to be made. Discussed placing new signage on existing telephone poles and committee agreed to do so. EC agreed to purchase 3 15 mph signs, 4 Private Road signs and 4 Dead End signs.

Three Private Canal signs were proposed but we will need the consent of the three property owners where the signs would be posted. Frank will get in touch with these property owners to obtain consent. We will not order the signs until consent is obtained.

Short Term Rentals

Christina reports that many cities, including Austin, CLS, Fredericksburg, and Galveston have revised their short-term rental ordinances. She provided the ordinance enacted by CLS as an example. A policy regarding short-term rentals would require an amendment to our restrictive covenants. An amendment requires the approval of 51% of the property owners.

- Action item – Christina will draft a proposed amendment to be presented at our general meeting in August.

Other Business

- We scheduled our General Meeting for August 5, 2021. The agenda needs to be sent out and posted 10 business days prior to the meeting; so it must be done by July, 22, 2021.
Action Items: Dennis will check on renting CLS Civic Center for August 5 and Jill will ensure notice and agenda are sent. FOLLOW UP – The CLS Civic Center was not available until the 12th of August and has been reserved.

- Discussed improving attendance at annual meetings. Christina suggested going door to door to increase the awareness of the property owners.
- Also discussed updating our records with the nine new property owners and obtaining their contact information and written consent to communicate with them via email. Jill and Dennis will work on updating our contact information.
- A new person needs to be appointed for the remainder of Mike Lewis's position. He was elected in January 2021 for a two-year term. Frank has to authority to appoint a person to fill this position.
- Christina suggested a Welcome Package for new property owners; essentially a one page letter that refers them to our website, tells them how to contact the ACC committee and the Bulkhead committee. Don pointed out that some of the contact information on our website needs to be updated. Jill will update.

Adjournment:

Jill: motion to adjourn; Christina: second

Vote called and the motion passed unanimously

So Moved, Meeting Adjourned at 20:12