

March 25, 2021, Executive Committee Meeting

Call to Order:

EC Members in Attendance:

Frank Eichstadt
Dennis Grounds
Don Bobyk
Jill Pierce
Christina Tuma

Additional People in Attendance

Vic Harvey
Michael Lewis
Kelly Hutchinson
Jill Alywn

Our agenda will be as follows:

- **Topics from the floor**
- **Adjourn**

Prior LBHOA Meeting Minutes Review/Approval

Minutes sent out to LBHOA EC, reviewed, no objections
Jill: move to approve as is
Frank: second
Previous minutes approved unanimously
So moved

Treasurer Report

Dennis Grounds, Treasurer, Reporting

- Expected \$60K assessments, currently collected approximately \$55K (94 out of 102 have been collected). Dennis is currently contacting the outstanding collections individually. Frank and Dennis exploring ideas to address extenuating circumstances due to the previous year; our policy allows for a payment schedule.
- \$118,500 in primary account
- \$36,400 in reserve account
- \$1850 – single bulkhead reimbursement
- Fence repairs were \$17,000, of which \$9,000 was material cost. Note that this was not an anticipated budget item. Considerable repairs were made. The new owner of the property expressed interest in maintaining a portion of the fence; Frank to follow up with said homeowner.

Frank: move to accept as delivered
Christina: second
Report approved unanimously
So moved

Bulkhead Committee

No member present, no report given

ACC Report

From Paul Boswell's email:

- Construction of two small sections of fence at 107 Bayou Ln. was approved.
- Construction on pool project being built at 10 Harbor going as submitted.

Motion to approve: Dennis

Second: Frank

Report approved unanimously

So Moved

Birch Street Bridge Update

Frank was advised by the County Engineer's office about the construction and road closure schedule. Email has been sent to homeowners, and the website has been updated with anticipated closure dates and estimated dates of completion of the individual phases.

Speed Limit signage discussed: the signage in the neighborhood needs to be updated. This includes speed limits, stop signs, etc.

Kelly: noted that there are trucks with boats that go down the road and need to turn around. Recommend a 'dead end' sign.

This to remain an open item and to be addressed.

Other Business

- Bulkhead Condition Notifications: there have been repercussions for the evaluation performed. Frank recommends that we work with Greg and Greg to draft a letter attempting to rescind the findings (*action Frank*). It was noted by Kelly and Ken that the assessment was incorrect for their bulkhead; the EC will draft a letter rescinding the findings. Jill Alywn recommended that we have an attorney evaluate this letter before a mailing like this happens.
- Short-term rentals: Frank has received information from G&G about how the State of Texas is addressing this. The findings show that there is very little that can be done that hasn't been challenged. However, Christina to meet with Frank and determine the actions required to bring this to the general HOA. Frank to forward the information from G&G, and requests that any comments be done through the email and we will discuss at the next Executive Committee Meeting. Christina to summarize and draft a letter. Jill A. requested details on the definition of a short-term rental, it was discussed that this would need to be defined.
- A new person needs to be found to fill the HOA secretary position. Additional positions may be need to be filled as well, so we should look for new members. Jill Pierce volunteered to take over the secretary position. THANK YOU JILL!!!!

Adjournment:

Frank: motion to adjourn; Christina: second

Vote called and the motion passed unanimously

So Moved, Meeting Adjourned at 19:52