

LAZY BEND HOA General Meeting
Thursday, August 12, 2021.
Clear Lake Shores Community Center.

- President Frank Eichstadt called the meeting to Order at 7:00pm
- Seventeen lot owners were in attendance which did not reach the minimum required to reach a quorum.
- Frank welcomed new members to the homeowners association. Two new members were present; Elaine Gajewski and Wendy and Murphy MacFarland.
- Frank noted that minutes from the previous HOA meeting been posted on the web or sometime and asked if there were any issues or questions. No issues were raised, so the minutes were approved by acclamation.
- Dennis Grounds gave the treasurers report. He pointed out the unusually large expense for fence repair which has not been planned into the budget. The costs resulted from increased volume of repairs over initial estimate and materials cost of lumber. Frank added that some reimbursement may be sought for the portion of the fence that adjoins the boat barn. It was noted that the current balance for the reserve fund was not being shown on the handout. That balance was reported at the meeting of \$48,500. Subsequent to the meeting the treasurers report has been revised to show the fence repair cost at \$17,000 and the balance of the reserve fund to be \$48,500. (See Below). Dennis discussed the situation where the current assessment rate of \$.05 per sqft would be held through 2022 to bring the reserve account above \$50,000. After that, the assessment rate would drop by one cent per square foot. A question was raised from the floor regarding whether or not money could be moved from the general fund to the reserve fund and bring about the reduced rate earlier. The answer was provided that possibility had been discussed in two previous meetings and many homeowners had expressed a desire to continue to build a reserve fund in lieu of early termination. The question needs to be addressed at the January homeowner's meeting in 2022. Treasurer's report was accepted.

Frank discussed the recent audit of the 2020 Lazy Bend Financial Records. The auditors, Don Bobyk, Christina Tuma, and Wendy MacFarland were thanked for

their participation in the audit. Frank noted that there were no significant discrepancies found and that the records were in good order.

- Frank introduced the new chairman of the Bulkhead committee, Scott Tuma. Scott comes with a construction and project engineering background. Frank thanked the outgoing chairman, Mike Veraa for all of his work in improving the utility of the bulkhead committee to homeowners. Scott gave the current Bulkhead committee report (see below). He stated that six bulkhead projects have been completed this year and another five were planned before the end of the year. A question was raised from the floor regarding whether this would be a budgetary issue. It was stated that our budget would allow reimbursements to continue this year beyond the budgeted amount. Another question was raised from the floor regarding reimbursement for drainage projects. The response was provided that the homeowners association does reimburse 20% of approved drainage projects that meet HOA criteria. The criteria are stated in the Bulkhead Committee Rules of Order.

- Paul Boswell gave the Architectural Control Committee (ACC) report. He reported several approved projects that had been completed. He discussed a situation with setbacks at 83 Harbor which is a new house under construction. The owners and builders had submitted plans for ACC approval. However, during a change cycle, some changes to the drawings were missed by the ACC, resulting in setback from the street which was less than the required 18 ft by 1.5 ft. The construction of the residence has progressed to the point where this was not a correctable problem. Since ACC approval was granted to the homeowner, the way forward is to issue a letter noting the discrepancy and non-conformance for the record. This exception is not to be taken as a precedent for future construction. The Architectural Control Committee Report agreed to provide such a letter.

A question from the floor was raised about approval which had been requested for the installation of an emergency generator in the setback area on the side of the lot. The response provided was that it was to be treated in the same way as an A/C unit and that such an installation was permissible.

- Frank gave the status of the completion of the West bridge project by Galveston County. Thanks and appreciation were noted for the county commissioner, Darrel Appfel and his staff who had worked with Lazy Bend homeowners and HOA extremely well throughout the project to coordinate and accommodate our needs. A question was raised from the floor regarding the uncompleted sidewalk on the West end of the neighborhood on the Southwest side of Birch Street. Frank gave

the history of that issue and reported that clear Lake Shores could not take further action until the road and bridge were annexed into it's territorial jurisdiction. Since that annexation has no fixed schedule, it was discussed and agreed in general that Lazy Bend would contract for and pay for the cost of completing the sidewalk as soon as practical. That would improve safety and convenience for pedestrians including school children using the sidewalk.

- Frank introduced Christina Johnson Tuma as new member of the Executive Board filling out the unexpired term of Mike Lewis. Christina had overseen the acquisition and installation of new street signs warning motorists that our streets are dead end and no turnarounds are available. Thanks was given to Christina and Scott Tuma for the acquisition and installation of the signs.

- Christina Tuma reported on an HOA investigation into short term rentals. The discussion was about what could be done to assure that homeowner's deed restrictions are well-known and abided by renters both long-term and short-term. The applicable covenants and restrictions were read regarding obnoxious behavior and parking for example. We were reminded that the violation of deed restrictions is between homeowners and the HOA, not renters. It was recommended that homeowners should be encouraged to acquaint renters with HOA covenants and restrictions before violations occur including posting applicable rules and restrictions for renters. No further actions were recommended at this time. We could consider additional steps if violations become common place.

- Frank called for additional topics from the floor. He then discussed the distribution of letters requesting contact information from homeowners and approval to use the information in HOA communications and a printed directory. He requested all homeowners be responsive.

Another topic from the floor was in regard to "derelict" boats. Since there is no definition of "derelict" nor reference in our covenants and restrictions, the only possible applicable reference could be for obnoxious or offensive activity. There was no further discussion.

- The meeting was adjourned at 7:57 PM

Lazy Bend Assoc. 2021 Budget and Expenses
 Treasures report Homeowners 12Aug21 (revised)

	Budgeted	YTD	Difference from Proposed Budget
INCOME			
Assessments	\$ 60,145.00	\$ 60,484.38	\$ 339.38
Interest	-	\$ -	\$ -
Title Transfer Fees	\$ 500.00	\$ 900.00	\$ 400.00
Other		\$ -	\$ -
Total	\$ 60,645.00	\$ 61,384.38	\$ 739.38
Reserve Fund transfer	\$ 12,129.00	\$ 12,129.00	
General Fund Available	\$ 48,516.00		
Expenses			
Bank Charges	\$ 24.00	\$ 14.00	\$ 10.00
CLEMC	\$ -	\$ -	\$ -
Community Liability Insurance	\$ 1,500.00	\$ 1,139.25	\$ 360.75
Officers Liability Ins	\$ 2,000.00	\$ -	\$ 2,000.00
Street Lighting	\$ 1,020.00	\$ 530.47	\$ 489.53
Landscaping	\$ 6,000.00	\$ 3,130.00	\$ 2,870.00
Bulkhead & Drainage	\$ 20,000.00	\$ 13,644.36	\$ 6,355.64
Legal Fees	\$ 1,500.00	\$ 743.75	\$ 756.25
Repairs & Maintenance	\$ 1,500.00	\$ -	\$ 1,500.00
Street Allowance	\$ 5,000.00	\$ -	\$ 5,000.00
Meetings,Supplies & Misc	\$ 1,200.00	\$ 503.02	\$ 696.98
Fence Repairs		\$ 17,438.37	\$ (17,438.37)
TOT OPERATING EXPENSE	\$ 39,744.00	\$ 37,143.22	\$ 2,600.78
Reserve Fund Interest			
Beginning Balance General	\$ 86,109.96		
Checks/Debits			
Deposits/Credits			
Ending Balance -general		\$ 98,222.12	
Beginning Balance -Reserve	\$ 36,401.55		
Ending Balance -reserve	\$ 48,530.55	\$ 48,531.65	
2020 Number paid	102/102		

Lazy Bend Bulkhead Committee Report to Homeowners
12Aug, 2021

- To date in 2021 there has been an increase in projects compared to 2020
 - Three replacement projects completed by Bulkhead and Pier.
 - Two replacement projects by Bayside Woodwork with thick vinyl without face pilings (lower cost per foot than wood)
 - One Completed bulkhead repair
 - One repair project started this week
 - Five projects in Planning with quotes already obtained
- Bulkhead survey reports will no longer be made or issued
- A courtesy letter was written to the owner of 60 Harbor about the condition of the bulkhead that was failing on the clear Creek channel, repairs were made.
- In addition to bulkhead and drainage reimbursement, the Bulkhead Committee tries to be a resource for Owners
 - Posting information on the Lazy Bend web page
 - Keeping up with work practices of contractors
 - Consulting; bulkhead jobs are frequently discussed with the committee before contracting
 - Inspection during construction
- Members:
Scott Tuma (new chair), Ken Hutchinson, Dana Dale

Will need to replace Ken Hutchinson once he moves on his boat

Projects:

Location	Scope	Owner	Status
2021			
22 Harbor	Bulkhead	Scott Tuma	Complete
11 Harbor	Bulkhead Partial	Ken Sherwin	Complete
48 Lazy	Bulkhead	Drew Lofdahl	Complete
9 Harbor	Bulkhead	Bernice Chaney	Complete
12 Harbor	Bulkhead	Susan Torney	Complete
60 Harbor	Bulkhead Repair	60 Harbor Ln. LLC.	Complete
65 Harbor	Bulkhead Repair	Jay Johnson	In Progress
39 Lazy	Bulkhead	Denis Chaney	Planning
104 Bayou	Bulkhead	Casey Davis	Planning
19 Harbor	Bulkhead	Tom Butkus	Planning
18 Harbor	Bulkhead	Murphy McFarland	Planning
53 Lazy	Bulkhead	Henry Nguyen	Planning

The HOA extends immense gratitude to Mike Veraa who has done excellent work as Chair of Bulkhead committee and made it a community resource for our Homeowners.