

THE LAKES OF SOUTH SHORE HARBOUR C.A. INC.

REGULAR BOARD OF DIRECTORS MEETING

MEETING MINUTES January 9, 2018

The following meeting minutes reflect the actions taken by the Board of Directors (the "Board") of The Lakes of South Shore Harbour C.A. Inc. (the "Association") at the regular meeting of the Board conducted (the "Board Meeting").

Location: Marina Plaza, 2600 South Shore Blvd, Suite 300, League City, Texas 77573

Attending: Kevin Jennings, Lisa Almendariz - Absent Eric Froeschner, Michael Killian

Attending :via phone teleconference Michael Goodnight

Guests: Kristin Hooker, Property Manager, Claudia Foutz, resident, Mike Lee, Rec. Committee

Meeting Called to Order at 7:07 p.m.

I. Approval of Minutes & Agenda

- A. Motion to approve minutes from November 13, 2017 meeting
- B. By: Kevin Jennings- 2<sup>nd</sup>- Lisa Almendariz  
Result- Motion passed.

II. Approval of Minutes

- A. Motion to approve agenda with change- table agenda item # 6 – Financial Reports, information was not available to the board for review.
- B. By: Lisa Almendariz 2<sup>nd</sup> Kevin Jennings Result: Motion Approved

III. Open Forum-Homeowner Comments

Mike Lee & Claudia Foutz - Landscape Committee Members discussed the plan to present the Landscape improvement plan for the community at the March board meeting.

Mike Lee has been in contact with the project manager for the City of League City regarding the removal of the landscaping on South Shore Blvd. in front of the water tower. The City plans to replace the existing plants with a shorter style plant while maintaining the aesthetics of our community.

Claudia Foutz provided literature regarding accounting practices for HOA. Kristin Hooker to return the original copy to Mrs. Foutz as well as provide a digital copy to all board members. Mrs. Foutz requested that we provide more information to the residents regarding the reserve fund.

Claudia Foutz informed the Board that she has made a formal request with MUD# 7 to increase the exemption for residents 65 and older from 40k to 48k. Mrs. Foutz added that the MUD seemed very receptive to her request because the increase would not financially impact the district.

IV. Discussion Forum

- Website

Changes- to subscription form , the submit button does not appear to function.

The website is up and running, however there will be additional functions that are to be implemented soon (i.e. message boards, assessment account information)

- **Newsletter**

Mike Lee stated that previous newsletters became too personal and did not portray the view of the board, rather just the president.

Claudia Foutz suggested that we ask for homeowner input for the newsletter.

Kristin Hooker requested that Claudia Foutz provide a resident column for the monthly newsletter. Claudia accepted and will be in contact with the property manager to discuss details.

**Christmas Decorations-**

Due to the poor quality of service and appearance of the decorations. The board will explore different options for the 2018 holiday season.

**Goals for 2018-**

The Board will hold their meetings the 1<sup>st</sup> Tuesday of each month.

Newsletters will be emailed by the 15<sup>th</sup> of each month.

Improve communications

Any items that were voted on and passed at emergency meetings or through electronic means will be recorded and posted in the official minutes.

-**Plan of action for financial audit-** Michael Killian, treasurer, to discuss at the next board meeting.

**V. Equipment Replacement for Playground near island crossing-**

Property manager to provide options for replacement equipment and pricing to the February meeting.

**VI. Financial Reports ( tabled)**

**VII. Collections-** Property manager to provide report of the collection efforts at February meeting.

**VIII. Executive Session**

Executive Minutes

Review engagement letter and services for Daughtry and Jordan- new legal representation for the HOA.

Motion was made to contract Daughtry and Jordan as legal counsel for the community

Motion passed .

Meeting adjourned 7:58 pm.