

THE LAKES OF SOUTH SHORE HARBOUR C.A. INC.  
REGULAR BOARD OF DIRECTORS MEETING – July 17, 2018  
MEETING MINUTES

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 July 17, 2018 (the "Board Meeting").

Location: HEB – 2755 E. League City Parkway, League City, Texas 77573

Attending: Eric Froeschner, ( President), Michael Goodnight (Vice President) Michael Killian (Treasurer), Kevin Jennings

Absent: Lisa Almendanz

Guests: Kristin Hooker Property Manager, Mike Lee, Michael McGinty, George Young, Homeowners

Meeting Called to Order at 6:30 p.m.

I. Approval of Minutes & Agenda

A. Motion By: Kevin Jennings – 2<sup>nd</sup> : Michael Goodnight Result: Approved

II. *Homeowner Comments*

Homeowner Michael McGinty inquired about the process that occurs when a homeowner does not get permission to make changes to the exterior of the home. Kristin Hooker, Property Manager summarized the process that takes place and the fines that could be assessed.

- III. *Status report*- Eric Froeschner gave a brief status report regarding the replacement of the fountain nearest to Austin St. Lonestar Lake Management submitted a proposal via email with 2 options (a) Repair the fountain, no warranty, (b) Replace the fountain 5 year warranty. The Board electronically voted via email. The decision was in favor of option "B".
- IV. *Fence Replacement Options*- Eric Froeschner provided background information regarding a resolution that the Board had previously passed. The Board resolved not to repair the wooden fences, that the HOA will only maintain the concrete fencing. Michael Goodnight pointed out that the Board discusses some aspect of the neighbor fencing at every meeting. Goodnight suggested that the Board needs to focus on the Fencing at the next meeting, line item. Board agreed to research potential solutions and discuss at the next monthly meeting.
- V. *Sidewalk Project at Hwy 96 & South Shore*- Eric Froeschner stated that the construction will begin by the end of the week.
- VI. *Jr Board and Homeowner Liason Committee- Tabled due to lack of information*
- VII. *Landscape Committee* – Mike Lee explained that they have completed 90% of the tree rejuvenation and installation of new trees around the lakes. The area near Woodcock is not complete. An irrigation check was performed to ensure that the new plants were going to receive adequate watering. Woodcock will be the next focus area.
- VIII. *Landscape Committee* – Mike Lee explained that they have completed 90% of the tree rejuvenation and installation of new trees around the lakes. The area near Woodcock is not complete. An irrigation check was performed to ensure that the new plants were going to receive adequate watering. Woodcock will be the next focus area.
- IX. *Limiting the number of rental homes in the neighborhood*. Kristin Hooker pointed out that we have a large number of rental homes within our HOA. The HOA can cap the percentage of renters in an HOA. Board requested to contact the Attorney to give legal advise as to what an HOA can do to limit the number of homes that are bought specifically for rental income.

X. Bookkeeping Proposals- A proposal was submitted by Canady & Canady to perform basic bookkeeping.

A. Motion to approve the proposal by Canady & Canady for bookkeeping service.

By: Michael Killian 2<sup>nd</sup> : Michael Goodnight Result: Approved

B. Motion By: Kevin Jennings – 2<sup>nd</sup> : Michael Goodnight Result: Approved

XI. Homeowner Request-

A. Adding a playground to the large open green space near Woodcock

Eric suggested that we relocate the playground that was recently installed near Island Crossing Board agreed to discuss options at the next meeting.

B. Add Pedestrian crossing on South Shore Blvd. and Austin – Property manager will request a traffic study from the City

C. Add fencing around playground on Island Crossing-

Motion to decline the request to add fencing around the pool

By: Kevin Jennings 2<sup>nd</sup>: Michael Killian

XII. Financial Report – Killian will send reports via email to the Board

### Executive Session

No items were discussed or voted on during executive session-

Meeting adjourned 8:56 pm