

MEETING MINUTES MAY 1, 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, Eric Froeschner, Michael Goodnight, Michael Killian (phone conferenced)

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

Meeting Called to Order at 6:31 p.m.

I. Approval of Minutes & Consent Agenda

Motion to approve minutes from April 2018 meeting

By: Kevin Jennings- 2nd- Lisa Almendariz

Result- Motion passed.

***Request made by Eric Froeschner – Can the management provide the information for the Board meeting packet prior to the meeting. Manager agreed to provide the information prior to the day of the meeting.*

II. Approval of Agenda

Motion to approve

By Kevin Jennings 2nd Lisa Almendariz: Motion Approved

III. Agenda Item- Kroger erosion- MUD Board request for 5 year plan for repair

Kristin Hooker suggested that a member of the Board attend the next meeting to discuss this project.

Eric Froeschner asked Claudia Foutz to speak on the subject because she has attended the MUD 7 Meetings regularly. Froeschner commented that the bulkhead project of our neighboring community is made of plastic and wood and will not last 20 years. Claudia Foutz explained how the neighboring community funded these large projects by charging a mandatory fee at closing of .5 percent

Foutz said that the MUD board would like the HOA to research and propose a 3-5 plan to repair the erosion at Kroger Lake. MUD board is open to the idea of sharing the cost of the repair.

Eric Froeschner mentioned a method he has previously had success with, -installing lilies around the banks, to help preserve the structure of the lake.

Foutz suggested that Eric prepare a "Request for Quote". She feels it is the best way to get recommendations from contractors. Froeschner declined the recommendation due to his heavy work load. Eric Froeschner volunteered to attend the next MUD meeting. Kristin Hooker volunteered to attend if Eric was unable to attend. Froeschner asked if anyone had any questions in regard to this agenda item.

Eric Froeschner will attend the meeting, and will contact Claudia if he cannot attend.

**Residents – Wade Eveland and Adrian Guerra joined the meeting*

IV. Landscape Committee – Phase 1 (Mike Lee, Claudia Foutz)

Mike Lee & Claudia Foutz inspected the property and tagged the trees with color coded flags. The flags indicate if the tree needs extensive trimming, rejuvenation, or replacement. One of the problems that we are faced with is the age of the community, also the developer installed River Birch trees. The committee recommends replacing the River Birch tree with an Oak or Oleander. Mike Lee will have a proposal prepared no later than May 15th for the proposed work for Phase I. Proposal to include replacing 8-10 trees. Foutz recommended adding performance measures in the landscape contract. Kevin Jennings proposed that the landscaper provide the management with a cost for Phase 1 of the work no later than May 5th and to begin the work by May 7th. Mike Lee agreed to that proposal. Board to vote via email.

Eric Froeschner thanked Mike Lee for the hard work that he put in to get the landscaping project completed in front of the water tower on South Shore Harbour and overseeing project to get the City to clean out the drainage ditch on 96 and Columbia Memorial.

V. Homeowner requests replat of HOA owned property

Resident Adrian Guerra made a request to replat his property at 851 Booth Bay Court to include the piece of property owned by the HOA. Mike Lee (former HOA President) said there may already be a resolution filed with the county. Adrian Guerra said that when the Former President Mel Bogus was in office, that this was voted on and passed. The replat did not happen at that time due to the adjoining homeowner selling his home. Eric Froeschner asked to vote on the replat and then move forward :

Motion made by Michael Goodnight to approve the replat of the property

2nd: Kevin Jennings. Result: Passed.

Decision was recalled and motion was amended

Michael Goodnight motioned to approve to make a resolution to replat the property.

2nd – Kevin Jennings. Result: Passed.

VI. Homeowner requests installation of 2 trees in the common area.

Homeowner is requesting to purchase two trees to be installed in the common area to provide privacy to the back yard of the homeowner. Lisa Rodriguez is concerned with the homeowner planting a tree in the homeowner and the liability associated. The homeowner will be gifting two trees of our choice to the HOA and absorbing the cost associated with the planting.

Kevin Jennings- Motion to allow the trees to be gifted to the HOA with the stipulation that the homeowner allow the landscape committee to oversee.

2nd: Michael Goodnight. Result: Motion Passed.

VII. Plan of Action to create a resident advisory and Jr. advisory committee

Lisa Rodriguez shared her vision of what she proposed for the Jr. Board- Her vision includes asking for volunteers ages 10-15 years old to participate in a Jr. Board to assist the community with social functions and other activities. In return for their participation they will receive community service hours toward NHS NJHS and many other similar groups.

Motion to approve to Jr. HOA Board as presented by Lisa Rodriguez, and for the information to be presented to community via email and other social media outlets.

2nd Lisa Rodriguez, Result: Motion Passed.

Eric Froeschner requested that Lisa send the information via email so that he can reword for use in the Resident Liason committee (previously described as Resident Advisory committee.

VIII. Discuss Architectural Guidelines regarding fence height adjustment necessary to allow for rot board.

The AR Committee requested that the fence height requirement as stated in the Architechtrual guidelines for the community, be revisited to allow for the addition of the rot board. After a brief discussion the Board tabled the issue for a later time due to this not requiring just a vote from the board, but a vote from the community in order to make a change to the governing documents.

a. Closed to Executive Session

Executive Session

IX. The board approved to extend the current Landscape Management contract for an additional 18 months. Beginning August 1, 2018

Executed Property Manager contract

Meeting adjourned 8:46 pm.