



**REGULAR BOARD OF DIRECTORS MEETING – August 14, 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 August 14, 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, Lisa Rodriguez

Guests: Kristin Hooker Property Manager, Mike Lee, Michael McGinty, Thelini Schlesinger, Claudia Foutz Homeowners

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

**I. Motion to Approve Minutes & Agenda**

By : Kevin Jennings

2<sup>nd</sup> – Michael Goodnight

Result- Approved

**II. Status Report**

- Eric Froeschner gave the status report on the sidewalk project that began 08/14/2018.

**III. Landscape Committee Update**

- Mike Lee informed the board that Trugreen has completed 2 applications for the August weed control treatment. The landscaping crew has replaced plants at Woodcock and Austin. South Shore Blvd is on the schedule next. They have ordered additional color to replace in areas that the heat has affected. Eric Froeschner stated that he would like the planters at the entrance to have new trees planted in them. The original pygmy date palms were damaged by the after Hurricane Harvey. Mike Lee will provide manager with options for replacement palms. The property manager will send the options to the Board for review. It was also brought to the attention of the Board that the concrete wall facing Highway 96 is severely overgrown and needs to be cleaned up. Lisa Rodriguez reminded the Board that this was a discussion that occurred in a previous meeting. Property Manager will need to notify the homeowners as to when the project will begin.

*Motion was made to clean up the fence line that runs along Hwy 96.*

By: Lisa Rodriguez

2<sup>nd</sup>: Kevin Jennings

Result- Approved

**IV. Update on amending Bylaws that will limit the number of rental homes in the neighborhood-**

- The property manager reached out to the Attorney regarding amending the bylaws in order to limit the number of rental homes in the neighborhood. The Attorney advised that a popular vote of 67% would be required in order to amend the Bylaws. Michael Killian mentioned that the amount of the votes required was amended and lowered a few years ago. Eric Froeschner asked if the Attorney was familiar with our bylaws or if the 67% was standard for other HOA's. Property Manager will contact the attorney to verify if the amount of votes is in fact 67%. Claudia Foutz mentioned that Tuscan Lakes is also dealing with this issue, and we may want to reach out to them to see how they are handling the issue at their property.

**Cont'd – IV. Update on amending Bylaws that will limit the number of rental homes in the neighborhood-**  
*Motion was made to have the Attorney draft up the necessary documents to change the bylaws to state that after a home is sold, the buyer must own the home for a minimum of 2 years before the home may be used as a rental property.*

By : Kevin Jennings

2<sup>nd</sup> – Michael Killian

Result- Approved

**V. MUD 7 Erosion project Kroger Lake-**

- Eric Froeschner advised that he could not attend the MUD Board Meeting that occurred today. He intended to speak to the meeting and speak to the MUD Board to have the Engineer specify the North and South locations for the Landscaper to plant the lilies, until he has the locations, we cannot move forward. Claudia Foutz mentioned that she attended and that the MUD Board wanted to know if the HOA Board took a position on planting the plants. The MUD Board wants an official position from the HOA on the project. The MUD board has decided to move forward and get a proposal for up to \$5,000 to plant Irises. The MUD Board is hiring their own independent contractor to get estimates. Eric said that he was under the impression that the engineer and the landscaper needed to get together to specify where the two test spots would be, and that's where we were on the project. Kevin Jennings inquired as to why we as a board, are being asked to make a decision on what to do with the Lake, when the MUD Board has an Engineer on staff. Claudia Foutz stated that the MUD Board doesn't want to move forward on anything without an official board position.

*Motion was made to allow the MUD Board to make the decision on what to do with the erosion as long as we are not held financially responsible.*

By : Kevin Jennings

2<sup>nd</sup> – Michael Goodnight

Result- Approved

Property Manager is to contact the Attorney regarding who is responsible for maintaining the lake as well as who will be held liable if an injury occurs as a result of the erosion damage.

**VI. Potential Solutions for fence repair along Austin Street. ( tabled )**

*Motion was made to table the discussion to a later date*

By : Michael Goodnight

2<sup>nd</sup> – Kevin Jennings

Result- Approved

**VII. Review and Approve playground equipment for the new play ground at Woodcock.**

*Motion was made to purchase a large merry go round, dyna mat, and a large cantilever swing (max up to 5K for the swingset.)*

By: Kevin Jennings

2<sup>nd</sup> – Michael Killian

Result Approved

**VIII. Review and Approve CPA proposals to perform audit**

- Proposals were reviewed from John Coggin and Canady P.C.  
*Motion was made to approve John Coggin, CPA to perform the audit*  
By: Kevin Jennings  
2<sup>nd</sup>- Michael Killian  
Result: Approved

Claudia Foutz inquired as to when the Audit will be completed. Property Manager said that the CPA handling the bookkeeping should have the information by the end of August, and possibly by September 1,2018. The Audit typically takes 30 days, but we will need to check with Coggin as to what his schedule looks like.

**IX. Yard of the Month Program**

The details of the program were reviewed and the program will begin in April 2019. The details will be posted on the website.

*Motion was made to approve the Yard of the month program- one from the west side of South Shore and one from right side of South Shore Blvd. , to be chosen by the landscape committee.*  
By: Kevin Jennings  
2<sup>nd</sup>- Michael Goodnight  
Result: Approved

**X. Upcoming Events- National Night Out, Sugar Fun Run, Garage Sale**

*Motion was made to inquire if the pool company would be able to extend the swim season to include weekends only until thru September, including an additional movie night what the cost would be.*  
By: Kevin Jennings  
2<sup>nd</sup>- Michael Goodnight  
Result: Approved

- National Night Out – October 2, 2018- Property Manager has already reached out for donations from Kroger, HEB and Target. Killian suggested we ask Chic-Fil- A and other surrounding restaurants.
- Community Garage Sale- A garage sale date was selected- October 20<sup>th</sup>
- Sugar Fun Run-

*Motion was made to cancel the Sugar Fun Run due to lack of volunteer participation*  
By: Kevin Jennings  
2<sup>nd</sup>- Michael Goodnight  
Result: Approved

*Motion was made to approve the event dates for National Night Out, and Garage Sale dates.*  
By: Kevin Jennings  
2<sup>nd</sup>- Michael Goodnight  
Result: Approved

**XI. Annual Meeting**

Date for the Annual Meeting was tentatively scheduled pending the completion of the Audit  
Property Manager is to check on facility rental Watershed  
Board Term Expirations are to be clarified at the next meeting.

*Motion was made to hold the Annual Meeting on October 23<sup>rd</sup>*

By: Kevin Jennings

2<sup>nd</sup>- Michael Goodnight

Result: Approved

**XII. Financial Report ( tabled due to lack of information from bookkeeper)**

**XIII. Board Highlights**

*Motion was made that Resident Claudia Foutz, will write the highlights from the Board meeting to post on social media outlets within a few days of the meeting.*

By: Kevin Jennings

2<sup>nd</sup>- Michael Goodnight

Result: Approved

**I. Executive Session**

No decisions were made during the executive session.