

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

REGULAR BOARD OF DIRECTORS MEETING

MEETING MINUTES- JANUARY 09,2019

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 JANUARY 09, 2019 (the "Board Meeting").

Location: Olympia Grill- 2535 Gulf Fwy S, League City, TX 77573

Attending: Allison McIntyre, Michael Goodnight, Mike Lee, Cindy Pratt, Rob Schuler (teleconferenced)

Guests: Kristin Hooker, (Property Manager) Claudia Foutz, George Young, Tully Dunlap, Jay Mehta, JC Cabrera- , Michael Mcginty, & Steve Day, (Members)

Meeting Called to Order at 6:30:00 p.m.

**I. APPROVAL OF AGENDA – Motion was made & passed via email on 01/07/2018**

**II. APPROVAL OF MINUTES**

Motion was made to amend the December minutes to reflect the following changes- remove Mel Bogus, Michael Killian, Mike Lee from the Texas First, Wells Fargo & Icon bank accounts, remaining signors on the account will be Allison McIntyre, Cindy Pratt, & Kristin Hooker. Change the moniker for the Texas First Account to reflect Capital Replacement Reserve , and Operating for the Wells Fargo account.

*By: M. Lee 2<sup>nd</sup>- C. Pratt Result- Motion passed.*

**OLD BUSINESS**

**III. Expansion of the Board to seven members**

Allison McIntyre moved to open the topic for discussion-

The Board discussed expanding by adding two positions to the Board of Directors . The additional members will assist with the activities and duties that are not being addressed. The topic has been discussed at the December 2018 meeting, and revisited the most recent workshop.

**MOTION: To increase the board size from five to seven positions, adding two positions, which will come in to effect no earlier than the April .**

*BY: C. Pratt 2<sup>nd</sup>—M Goodnight Result: Motion Passed*

**MOTION: To appoint a nominating committee, Michael Goodnight, Claudia Foutz, and Cindy Pratt to report their recommendations prior to the April resident meeting.**

*BY: M. Lee 2<sup>nd</sup>—C. Pratt Result: Motion Passed*

**IV. Approval of Committee List**

<b>Proposed Committees</b>	<b>Board Chairperson</b>
Communication Committee 5-7 Members	Michael Goodnight
Engineering Committee 3-5 Members	Allison McIntyre

<b>Committee List ( con'td)</b>	
Landscaping Committee	Mike Lee & Claudia Foutz
Recreations and Lifestyle Committee	Cindy Pratt and Mike Lee
Strategic Planning Committee	Rob Schuler
Youth Committee	Michael Goodnight

**MOTION: To approve the list of committees as described.** The committee list and description will be posted on the website and distributed to the membership.

*By: Mike Lee, 2<sup>nd</sup> Michael Goodnight Result- Motion Passed.*

**V. Mud Representation and Monitoring**

**MOTION :** To ensure attendance at each monthly MUD Board Meeting by at least one Board member.

*By: Michael Goodnight, 2<sup>nd</sup> Mike Lee Result- Motion Passed*

*\*\*Mike Lee volunteered to attend the MUD Board Meetings regularly and Michael Goodnight will attend if Mike Lee is unable to attend.*

*Mike Lee attended the MUD Board meeting on January 8, and reported that the MUD Engineer , Jack Carter is currently working with the City of League City on a new drainage project. The project will reopen Gumm Bayou in an effort to increase the speed that water is channeled away from the neighborhood. The project is set to be completed in 2 months.*

*Claudia Foutz provided a copy of the maintenance agreement between the HOA & MUD # 7. Claudia also explained the importance of maintaining a relationship between HOA and MUD. Claudia Foutz has agreed to attend the meetings and (temporarily) provide the MUD Highlights column.*

**NEW BUSINESS**

**VI. Harbour Tide Swim Team –**

The Board of directors was contacted by the youth swim team, Harbour Tide to inquire about the use of the pool for team practices. The group has hosted team practices at the Lakes facility in previous years. The cost incurred for additional maintenance and chemicals was billed directly to Harbour Tide by the pool maintenance company. The board has requested more information pertaining to the liability associated, adequate insurance coverage from both Harbour Tide and The Lakes of South Shore , record of the chemical usage from the 2017 swim season. The record of additional chemicals will be helpful to determine the impact on the mechanical system.

**ACTION ITEM:** M. Goodnight and R. Schuler to provide the Board with insurance coverage information and the maintenance bills from previous swim seasons. M. Goodnight will also reach out the the current Pool Management Company to discuss. The board will be prepared to vote on this item at the meeting in February.

**VII. Mission Statement**

**MOTION :** Approve the mission statement

***“Enhance the quality of life and property values of the residents of L.S.S.H. through improving the aesthetics, amenities, safety, and lifestyle activities in our community.”***

*By: M. Lee, 2<sup>nd</sup> – M. Goodnight Result- Motion Passed*

**STATUS OF MEETING WITH DAUGHTRY & FARINE ATTORNEY**

Allison McIntyre & Cindy Pratt provided a brief summary of the collection efforts discussed with the attorney. Currently have seven accounts that have been handed over to the attorney. There are a number of accounts that will be handed over to the attorney. Out of the seven accounts, one is paid in full, one homeowner is going to receive final notice and four have had suits filed against them. The deadline to collect for any debts from 2015 is June 2019. The delinquent accounts will be reviewed, and 209 letters will be sent out in an effort to collect past due assessments.

**FINANCE REPORT**

Cindy Pratt provided a brief report outlining the issues that have delayed the auditor from completing the report. Kristin Hooker and Cindy Pratt met with the auditor and have a consolidated list of outstanding items for the audit.

**HOMEOWNER COMMENTS/ QUESTIONS**

Homeowner questioned as to when the lights at the bridge would be repaired. The property manager has met with several contractors and received proposals. Homeowner Michael McGinty has volunteered see the job through to completion.

Homeowner inquired as to when the playground will be completed on Woodcock. Michael McGinty will be contacting the contractor to get a timeline for completion

Homeowner inquired about the cell tower that is being erected on the NE corner of 96 by HEB.

Homeowner asked the property manager to outline the details of her job. Property Manager explained the day to day operations.

**FUTURE TOPICS TO BE DISCUSSED**

- Discussion regarding the safety measures for crosswalk on South Shore near Kroger
- Discussion on Investment Company property purchases
- Architecture Committee Process

**Meeting Adjourned 8:45 p.m.**

State of TEXAS, County of Galveston Subscribed and affirmed, or sworn to, before me on this date 01/09/2019.

NOTARY SIGNATURE \_\_\_\_\_

PRINTED NAME OF NOTARY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_