

# *Lake Olympia Civic Association*

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**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON OCTOBER 23, 2014 AT 6:30 P.M.  
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY,  
TEXAS 77459**

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## **DIRECTORS PRESENT**

Marie Moore  
Adrienne Barker  
Andreas Matzakos  
Jim Gasper  
Rob Rector

## **NOT PRESENT**

Jonathan Winfiele  
Ram Garg

## **IN ATTENDANCE**

Elise Campagna represented the Managing Agent, FirstService Residential.  
Nine homeowners were present.  
Missouri City Councilman, Floyd Emery  
Missouri City Police, Sergeant Russell D'Oench  
Mike Rena, Cleaning on Us  
TAE, Justin Davis

## **HOMEOWNER /GUEST FORUM**

Mr. Moien Butt from 125 Palm Blvd reported he had submitted his revised stone color for his new home application. Additionally, he stated he had withdrawn the dock from the submission and understood he would have to seek architectural approval for a dock in the future. The ACC reported they would review the submission and have the Managing Agent contact him regarding his approval.

Ms. Pearl Green expressed her concern regarding Legacy and the landscaping over in Oyster Creek particularly the ants, seasonal color, and grass clippings. The Board reported that the concerns would be addressed with Legacy and that the new seasonal color would be installed within the next week.

Mr. Tony Argento stated he was interested in volunteering with the community. The Board thanked him for his interest and stated there were several committees he could join.

## **CALL TO ORDER**

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:00 p.m. The meeting was presided by the Board President, Marie Moore. The Managing Agent assisted in recording of the minutes.

## **ADOPTION OF AGENDA**

Upon a motion duly made by Jim Gasper and second by Jon Winfiele, the agenda was adopted.

## **COMMITTEE REPORTS**

### **LAKE COMMITTEE**

Gary Leist reported that Danbury Lake Management would be out on Tuesday, October 28<sup>th</sup> from 8:00 – 10:00 p.m. to do a survey of the lake.

### **ARCHITECTURAL CONTROL COMMITTEE**

No Report.

### CRIME WATCH COMMITTEE

No Report.

### MISSOURI CITY POLICE

Sergeant D'Oench reported there were several upcoming events being sponsored by the police department (Boots and Badges Gala, B-Ball tournament, and Operation Thanksgiving). The Board stated the information would be placed on the website and marquee. He stated it was a relatively quiet month and there were no reports of burglaries or robberies of motor vehicles. The Board thanked him for his report.

### LEGACY

John O'Malley reported the crews had begun the off-season schedule with visits bi-weekly. In addition, the seasonal color would be installed within the next week and the rye grass was done the previous week.

### TEXAS ACQUATIC

Justin Davis reported that he was working on a spreadsheet of all the pumps, equipment, and warranty details for the fountains and pools. He had also proposed a slide that could be added over the off-season which would be an addition to the Kenwick pool. Lastly, he stated he was working on setting up two half day trainings with the Association in order to train the maintenance team on the equipment, etc.

### TOLL BROTHERS

No Report.

### FBISD RE-ZONING

Adrienne Barker reported on the Board Position Statement for the re-zoning:

Solutions:

- A new middle school needs to be built closer to Hightower to create community and meet that community's needs. Re-purpose Lake Olympia in some way that utilizes it to its fullest for vocational or transportation.
- Join Lake Olympia with its natural neighbors, Quail Valley, First Colony and portions of Riverstone, and create a split pattern that feeds those areas into Elkins.
- Create a legacy waiver programs for student's who's siblings went to EHS.

Justification for changing the current plan:

- Elkins is our community high school. It is less than 1 mile from either of our entrances to its front doors. Many residents in Lake Olympia have children who were members of its first graduating class – we built it, don't take it away.
- Hightower is 5 miles from Lake Olympia with many natural barriers in between – wetlands, Oyster Creek, significant commercial sites, Fort Bend Tollway, etc. This is not a "community" by the projects definition.
- Moving students long distances has not worked in the case of Lake Olympia Middle School, so why would we try it again with Hightower. Give them the middle school they deserve in that community.
- This creates the longest drive in the district between a middle school and a high school by a long shot.
- Have the new roofs east of Lake Olympia been taken into account? Just putting more students in a 6A school when two 5A schools are nearby.

- The personal impact on students and the disruption in their lives. Relationships lost, academic opportunities gone, college prospects weakened.
- Differences in academic performance between Elkins and Hightower.

The Board stated additional information would be distributed to the community via the website, e-blast system, and mail.

**CERNUS GROUP**

A representative from the Cernus Group discussed the plans for the upcoming community east of Lake Olympia, Memorial Plantation. The Board and homeowners asked about the project and the plans for Single Family Units as well as the Mixed Use section. The vote for the City of Missouri City approval on the project was scheduled for November 3<sup>rd</sup>. The re-zoning of the land was specific to the project and if Cernus did not begin the project anyone else that want to use the land would have to go to the Missouri City Planning Commission for a re-zoning classification.

**DISPOSITION OF MINUTES**

Upon a motion duly made by Jim Gasper, and seconded by Rob Rector the minutes of the Board meeting held on September 25, 2014 were approved.

**REVIEW OF FINANCIAL REPORTS**

The Board reviewed, and accepted the September 30, 2014 Financial Report.

The Managing Agent presented the proposed 2015 budget. Upon a motion duly made, the Board approved the 2015 budget with a 6% increase at an assessment rate of \$674. This was the first increase in five years.

**ADMINISTRATIVE**

**On-Site Manager Report:**

The Board reviewed the onsite manager report.

**Community Manager Report:**

The Board reviewed the Community Manager Report. The Board asked the Managing Agent to follow up on the marquee status and to obtain third proposals for the Marina Pool Room Repairs, Kenwick Pool Room Repairs, and the Marina Pool Fence Repairs.

Cleaning on Us presented their contract for signature and stated they would be painting the first monument, Lakeside Village, beginning Monday, October 27<sup>th</sup> for Board review. They would also bring the two main individuals whom would be working on the property to the next meeting to meet the Board.

**CURRENT PROPOSALS**

**Marina Pool Room repairs**

The Board tabled the project until the next Board Meeting.

**Kenwick Pool Room Repair**

The Board tabled the project until the next Board Meeting.

**Marina Pool Fence Repair**

The Board tabled the project until the next Board Meeting.

**BUILDER REPORTS AND LISTING**

The managing agent provided a builder listing for review. The Board reviewed the builder list. Upon a motion duly made, the Board of Directors approved Green Built Custom Homes for one home build.

**REVIEW ACTION ITEMS**

The managing agent submitted the to-do list for review. The Board reviewed the to-do list.

**ADDITIONAL ITEMS**

A pizza party was scheduled for November 30<sup>th</sup> and information would be distributed via e-blast and the marquee.

Andreas Matzakos requested the board's view on the development of Freedom Tree Park. Everyone was in agreement that we support its development and want to rally the city for funding the project. Andreas agreed to write an article for the next newsletter and to run a survey in our website to gather public support for the project.

**EXECUTIVE SESSION**

The Board reviewed the status reports from Sears & Bennett.

**SCHEDULE NEXT MEETING**

The next regular monthly Board meeting is November 20, 2014 at 6:30 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 p.m.

**RESPECTFULLY SUBMITTED:**

Elise Campagna  
Elise Campagna  
RECORDING SECRETARY

Maie Kyp  
APPROVED

11-20-14  
DATE APPROVED