

Lake Olympia Civic Association

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON JULY 24, 2014 AT 6:30 P.M.
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TEXAS 77459**

DIRECTORS PRESENT

Marie Moore
Jonathan Winfile
Adrienne Barker
Jim Gasper
Ram Garg

NOT PRESENT

Andreas Matzakos
Rob Rector

IN ATTENDANCE

Jennifer Meador represented the Managing Agent, FirstService Residential
Six homeowners were present
Tony King and Justin Davis, Texas Aquatic Enterprise
Roger Elliot, Memorial Signature Homes
Kevin Peterson, Zilla Builders
Shawn Regan, Regan Custom Homes

HOMEOWNER /GUEST FORUM

Scott Berry reported the small lake at Peninsula and Oyster Creek needs to be trimmed up, the landscape company has not done the trimming in a while. Mr. Berry reported there are tree limbs in the pond that need to be removed as well.

Billy Siems asked if the Board approved the installation of cigarette disposal container. The managing agent stated they had and they were being ordered. Mr. Siems asked if the hole by the marina dock would be filled. The managing agent stated yes, they onsite maintenance man would be filling it.

Wilson Bailey asked if the Board knew about the EPA proposed rules regarding navigable water. Mr. Bailey stated the EPA proposed that any movable water, even in a ditch will be under their control. Marie Moore stated the MUD owns the lakes, and she had not heard of the proposal. Jim Gasper stated he could check with the MUD Board about this. Marie Moore stated we only maintain the lakes, and reported the MUD meets every 3rd Wednesday at 4 p.m. at the clubhouse.

Pearl Greene stated concerns about the Kenwick pool being closed for a week and the pool company was in no hurry to get it up and running. Ms. Greene stated after they received notice the pool was open, they visited it and water was sub-standard, cloudy and green. Marie Moore stated this issue has been city wide with public and private pools and TAE was working to have the pool running.

Ram Garg stated Yoga classes are held at the clubhouse on Saturday's from 8 to 9:30 a.m.

CALL TO ORDER

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:07 p.m. The Board President Marie Moore welcomed all in attendance. 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 seconded by Jon Winfiele, the agenda was changed to add 5.7 Memorial Signature Homes and 5.8 Regan Custom Homes as an item and was adopted.

COMMITTEE REPORTS

LAKE COMMITTEE

No Report.

ARCHITECTURAL CONTROL COMMITTEE

No Report.

CRIME WATCH COMMITTEE

No Report

MISSOURI CITY POLICE

Lt. Merritt with the Missouri City Police reported their system was down and that she would get back to us with any information needed. Jim Gasper asked about the automobile speed meters by Swan Isle that was taken down and that the one by Ft. Bend Tollway should be removed as well. Marie Moore stated it would be good to get them on the City budget for July, as Floyd Emery promised they would be replaced soon. Jim Gasper asked about the fire department and emergency services response time, which should be 3 to 4 minutes. Marie Moore stated there was a break in of a car and that a lap top was stolen. Lt. Merritt stated Missouri City has a pass or fail check as they find owners leave items in view when people leave their cars parked. Lt. Merritt stated offenders watch recreational areas and target car with visible valuables. Jon Winfiele stated there was a report of someone looking through fences but it was only a neighbor looking for their pet. Lt. Merritt stated with kids out of school things happen and to report anything that should not be happening so they can catch them in the act.

LEGACY

No Report.

TEXAS ACQUATIC

Tony King and Justin Davis presented for TAE. Justin Davis reported TAE drained the Kenwick pool Friday night and began to refill it on Saturday. Mr. Davis stated they attempted to use the hydrant to refill the pool, but the lines kept bursting. Mr. Davis stated when they checked the pool on Monday they found a pump seal had a leak, so they fixed the pump and had it back up running that afternoon. Mr. Davis stated not having a sign posted at the pool was an oversight and he apologized. Marie Moore stated there were two things TAE could do to for LO. Extend Sunday hours to 9 p.m. in the Marina Pool and add an extra weekend to make up for the pool closings. Tony King stated they would extend the Sunday hours beginning this weekend, and they would add another weekend to the pool season. Mr. King thanked the residents for attending the movie night and AED demonstration. Mr. King stated there were 7-8 people at the demo and they stayed for a couple of hours. Jim Gasper stated TAE was going to provide a hand-out for the AED demo to put in the newsletter. Marie Moore stated we have one more movie night. Tony King stated that Saturday the 23rd of August would be a good date. Scott Berry suggested a slide be installed at one of the pools. Jon Winfiele asked TAE if this was doable. Justin Davis stated they would get us a cost estimate. Marie Moore asked TAE to give Lake Olympia a list of things to post in the newsletter and on the marquee, for next season.

TOLL BROTHERS

No Report.

City of Missouri City

No Report.

Zilla Builders

Kevin Peterson reported they wanted to build on 125 Palm. Mr. Peterson stated he worked in Sienna Plantation, Waterside, and in Richmond. Mr. Peterson stated he worked for Perry Homes previously for ten years. Mr. Peterson stated he started his own company Zilla Builders. Mr. Peterson stated he doesn't do a lot of advertising, but has just finished five homes and is starting another seven. Marie Moore asked how many homes have been built this year. Mr. Peterson stated he has eleven now under contract, and estimates twenty per year. Mr. Peterson stated the standard time for building a home is one year, but for a 5000 square foot home it would take 8 to 9 months. Jon Winfile said we ask this type of question as we have had builders come in and not complete the work in a reasonable time. Mr. Peterson stated we do not take on more than we can chew. Marie Moore stated when you build a home in Lake Olympia the builder is responsible for the entire project. Ms. Moore stated that things run smoothly when the builder interfaces with the Board and ACC, not the homeowner, and if any changes are made to the project, the builder would request a change to the ACC for approval. Ms. Moore stated the builder would provide a pallet of colors and samples. Jon Winfile stated the biggest issue is not getting a complete packet for review. Adrienne Barker stated the builder will need to have everything together, engineer drawings, elevations plans, and pool plans to expedite the process and avoid delays. Ms. Barker stated the managing agent can show the builders sample packets to make the process run smoothly. Marie Moore stated since we have lost so many trees to the building of new homes, we are now asking builders to donate a 3" caliper tree to the association. Ms. Moore stated if you donate a tree we could have the Boy Scouts plant it. Kevin Peterson agreed to donate a 3" caliper tree. The Board thanked Mr. Peterson for attending.

Memorial Signature Homes

Roger Elliot reported they wanted to build at 19 Hidden Cove. Mr. Elliot stated he has built light commercial and multi-million dollar homes. Jim Gasper asked what their average line of credit is. Mr. Elliot stated they were an LLC and their average line of credit would be mid six figures. Jon Winfile asked if they had built in Missouri City. Mr. Elliot stated he has built in Carlton Woods, Piney Point, Tanglewood, and Sienna Plantation. Marie Moore asked if they would donate a tree and he agreed. The Board thanked Mr. Elliot for attending.

Regan Custom Homes

Shawn Regan reported they wanted to build at 30 Island Blvd. Mr. Regan stated he has built in Sienna Plantation, Richmond and Lake Olympia. Mr. Regan stated he had built 2735 Peninsulas in 1999. Mr. Regan stated he has worked with Johnson Development. Marie Moore asked if the lot was a lake front property. Ms. Moore stated they would need a tree preservation plan for that lot. Adrienne Barker stated he would need to plot the trees 3" in caliper and larger on the plan, and that they require two trees in the front. Marie Moore asked that they donate a tree as the other builders. Adrienne Barker stated to make sure and submit the color samples and landscape plans. Ms. Barker stated a walk-thru will be done and the builder would need to coordinate with the managing agent. Ms. Barker stated a contract from the attorney will need to

be signed and a deposit check made. The Board thanked Mr. Regan for attending and he also agreed to donate a tree.

DISPOSITION OF MINUTES

Upon a motion duly made by Jim Gasper, and seconded by Jon Winfile the minutes of the Board meeting held on June 26, 2014 were approved.

REVIEW OF FINANCIAL REPORTS

Jim Gasper reported cash went down with a reduction of receivables. Mr. Gasper stated we spent more money on clubhouse cleaning. Adrienne Barker stated netting the \$7,000 from income to expenses makes us look okay for the year.. The Board reviewed and accepted the June 30, 2014 Financial Report.

ADMINISTRATIVE

On-Site Manager Report:

The Board reviewed the onsite manager report and asked to have the maintenance man repair the fences on Peninsulas and Oyster Creek, and Glenn Lakes and Peninsulas.

Community Manager Report:

The Board reviewed the Community Manager Report.

CURRENT PROPOSALS

Clubhouse Painting/Repair

The Board reviewed the proposals for the clubhouse painting. Upon a motion duly made by Jon Winfile and seconded by Adrienne Barker, the Board approved the proposal from Super Tech for \$4,500.00.

Marina Pool Room repairs

The Board tabled the project until after pool season.

Kenwick Roof Repair

The Board reviewed the proposals for this. Upon a motion duly made by Adrienne Barker and seconded by Jon Winfile, the Board approved the proposal from Spar Construction for \$7,481.00.

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 by Jon Winfile and seconded by Ram Garg, the Board approved Zilla Builders, Memorial Signature Homes, and Regan Custom Homes for one home each to be built in Lake Olympia.

REVIEW ACTION ITEMS

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

ADDITIONAL ITEMS OR ROUND TABLE

Projector/ Screen

The managing agent ordered a Dell Value Series Projector 1210S with a 2-year warranty for \$319.00. The managing agent will purchase a screen for the clubhouse next week.

EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett. There were no decision to be made.


SCHEDULE NEXT MEETING

The next regular monthly Board meeting is August 28, 2014 at 6:30 p.m.

ADJOURNMENT

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

RESPECTFULLY SUBMITTED:



Jennifer Meador
RECORDING SECRETARY



APPROVED



DATE APPROVED