

Lake Olympia Civic Association

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON SEPTEMBER 25, 2014 AT 6:30 P.M.
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY,
TEXAS 77459**

DIRECTORS PRESENT

Marie Moore
Adrienne Barker
Jonathan Winfile
Jim Gasper
Ram Garg
Rob Rector

NOT PRESENT

Andreas Matzakos

IN ATTENDANCE

Jennifer Meador represented the Managing Agent, FirstService Residential.
Two homeowners was present.
Missouri City Councilman, Floyd Emery
Missouri City Police, Officer Morrison Fahey
Super Tech, K.B. Matthew
TAE, Justin Davis and Peter Dorr
City of Missouri City, Councilman Floyd Emery

HOMEOWNER /GUEST FORUM

Mr. Esthappan from 143 Palm Blvd reported for the last 2 to 3 years the cul-de-sac and owners driveway have been flooding, and they would like to see it fixed.

Rick Ellis reported for State Representative, David Hamilton, that he would like their support at the next elections as Mr. Hamilton wants to improve education and opportunities for the community.

City Councilman, Floyd Emery reported that Missouri City was waiting on Maverick Engineering to provide a new form that stated the correct Engineering firm. Mr. Emery provided a timeline for the Board on correspondence with Maverick Engineering.

CALL TO ORDER

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:02 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 Winfile, the agenda was adopted.

COMMITTEE REPORTS

LAKE COMMITTEE

No Report.

ARCHITECTURAL CONTROL COMMITTEE

No Report.

CRIME WATCH COMMITTEE

No Report.

MISSOURI CITY POLICE

Officer Morrison Fahey reported LOCA has been quiet and only minor disturbances had been reported. Officer Fahey reported a burglary off Lakeshore Forest. Officer Fahey reported vehicle burglaries occurred off Palmer Plantation and Crow Valley. Jon Winfile asked the officer regarding last month's incident. Officer Fahey reported that the issue was in the Chief of Police level and there has not been anything new reported. Officer Fahey reported Missouri City will be hosting a Pre National Night Out at the Mini-Station on Texas Parkway on October 4th and the official National Night Out on October 7th at the Target parking lot on Highway 6.

LEGACY

John O'Malley reported two days of rain has everything wet and that they will be catching up on landscape details. Mr. O'Malley reported for the color change they will provide samples for the Board to review.

TEXAS ACQUATIC

Justin Davis reported for TAE, that Peter Dorr would be replacing Tony King. Jon Winfile stated since TAE has taken over this year there were many issues and that they have been ironed out. Mr. Winfile stated that the association had spent more money than they wanted to on repairs, and requested that TAE provide a discount to the association in 2015. Mr. Winfile stated the association will have higher expectations of TAE next year. Justin Davis stated the maintenance of the fountains has been an issue as they do not have a contract for them, and have to send a crew on a separate day to clean them, since they are not notified prior to the scheduled visit. Marie Moore stated the main concern is the pumps and the repair cost of the fountains. Jon Winfile stated we would like a list of serial numbers and pumps on a schedule to track warranty expirations and repairs. Justin Davis stated TAE would send a list, and TAE could provide a ten year projection for the association. Justin Davis stated when they took over the pumps in the fountains were under disarray. The management company stated the onsite maintenance will be maintaining the fountains in the future to eliminate the cost. Justin Davis stated TAE would train them to do it properly. Jon Winfile requested TAE to attend board meetings each month and they agreed.

TOLL BROTHERS

No Report.

BUILT GREEN CUSTOM HOMES

Kelly Duhon reported for Built Green Custom Homes. Marie Moore stated the association request a tree preservation plan which is important, and the wetlands cannot be cut per the Bylaws. Marie stated we request each builder to donate a 3" caliper tree to be placed in the common area, but this is not a requirement. Kelly Duhon stated Built Green is building in several areas, like Benders Landing where they have 50 homes in progress. Kelly Duhon showed the Board pictures of homes they are currently building. Marie Moore stated the builder is responsible for the home during the building process until completion, not the owner. She stated the builder gives LOCA a deposit as security that the builder will abide by the guidelines of LOCA, including the landscape. Adrienne Barker asked the builder, what would you do if an owner stated the landscape would be done by themselves? Kelly Duhon stated they would not allow that. Adrienne Barker asked where else do you build. Kelly Duhon stated in Austin, Baytown, and we used to build in Galveston. Jon Winfile asked if they build in Missouri City. Kelly Duhon stated not for several years. Jim Gasper requested a balance sheet, and stated the income statement looks good and shows high commissions. Kelly Duhon stated we build beautiful homes and the clients pay for it. Adrienne Barker stated we are a traditional looking association. Kelly Duhon stated they always read the deed restriction so they can know what is expected of the builder

SUPERTECH CONSTRUCTION

Kaithamattathil Matthew requested to clear underbrush from the three lots he purchased. Adrienne Barker requested he provide a tree preservation plan with a rough draft of the home on it. Ms. Barker stated do not cut the wetlands near the lake. Ms. Barker stated the managing agent will need to send an official letter for the clearing of the underbrush and will allow a 6' path of cleared underbrush, excluding 3" caliper trees or larger, so potential buyers can see the lot and the lake better. No clearing is allowed beyond the property line.

DISPOSITION OF MINUTES

Upon a motion duly made by Jim Gasper, and seconded by Jon Winfile the minutes of the Board meeting held on August 28, 2014 were approved.

REVIEW OF FINANCIAL REPORTS

The Board reviewed, and accepted the August 31, 2014 Financial Report.

The Board reviewed the 2015 Draft Budget. Changes to the Draft Budget were made and the Board discussed the needs and requirements for 2015.

ADMINISTRATIVE

On-Site Manager Report:

The Board reviewed the onsite manager report.

Community Manager Report:

The Board reviewed the Community Manager Report.

CURRENT PROPOSALS

Main Outer Two & Ft. Bend Tollway Monument Painting

The Board reviewed the three proposals and upon a duly motion made by Jon Winfile and seconded by Adrienne Barker, the Board approved the SuperTech proposal for \$5750.00 to repaint the three monuments and Jade Isle guard house.

Landscape Enhancements

The Board reviewed the proposals from Legacy Landscape and upon a duly motion made by Adrienne Barker and seconded by Jon Winfile, the Board approved the two proposals for \$3,798.00 to upgrade the Swan Isle guard house and Frenchman's Creek entry way.

Marina Pool Room repairs

The Board tabled the project until the next Board Meeting.

Danbury Fountain Repairs

The Board reviewed the proposal from Danbury Lake Management to repair the lake fountain and upon a duly motion made by Jon Winfile and seconded by Adrienne Barker, the Board ratified the approval for repairing the fountain for \$3,670.95 by Lakeside Village Drive.

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. Adrienne Barker stated the managing agent needs to track the new home builds better to prevent issues like what we are having to deal with from Partners in Building. Adrienne Barker stated 39 Flamingo Island was not on this list.

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

TAE Billing Review

Reported above.

Onsite Maintenance

The Board discussed and reviewed the list of abilities for Cleaning on Us to provide and onsite maintenance person to the association. Upon a motion duly made by Adrienne Barker and seconded by Jon Winfile the Board approved hiring Cleaning on Us as their onsite maintenance contractor.

Builder Review

The Board discussed and reviewed the builder packet from Green Built Custom Homes. The Board decided to acquire a balance sheet from Green Built Custom Homes before approving them to build in the association. Jim Gasper stated he would like to see a balance sheet from them, since the bank stated they are in good standing. The Board agreed to have Jim Gasper review the balance sheet and upon Mr. Gasper's review the Board would make a decision to either approve or request more information from Green Built Custom Homes.

EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett.


SCHEDULE NEXT MEETING

The next regular monthly Board meeting is October 23, 2014 at 6:30 p.m.

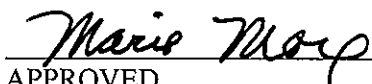
ADJOURNMENT

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

RESPECTFULLY SUBMITTED:



Jennifer Meador
RECORDING SECRETARY



APPROVED

10/23/14
DATE APPROVED