

Lake Olympia Civic Association

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON JANUARY 22, 2015 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
Andreas Matzakos

NOT PRESENT

Rob Rector
Ram Garg

IN ATTENDANCE

Jennifer Meador represented the Managing Agent, FirstService Residential.
Four homeowners were present.
Ray Hurlbut Jr., Day Break Custom Homes
John O'Malley, Legacy Landscape

HOMEOWNER /GUEST FORUM

Grant Warnick asked the Board if he could purchase a reserve property at a cul-de-sac area on Peninsulas. Mr. Warnick requested approval to place bees on his property. Andreas Matzakos stated it is an access to the lake used by homeowners so they can enjoy the lake. Marie Moore stated they would get back to him after consulting with the attorney. Debra Grade asked about organizing a community garage sale. Ms. Grade asked is the lake would be stocked with fish. Marie Moore stated not this year, since the sonar will be done.

Larry Bell thanked the Board for their time spent as members. Mr. Bell asked if the Board would consider having a low flow switch installed on the fountains to prevent pump from burning up when the water is low.

Andreas Matzakos reported Lake Olympia will be having movie nights again this year. Marie Moore stated we get two per season with TAE. Andreas Matzakos stated March 1st there will be a Pizza Party at the clubhouse. Mr. Matzakos requested the managing agent to contact TAE for available Saturday dates for movie nights. Mr. Matzakos requested to have the notice go out via email, and to post on the marquees and website.

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 Jon Winfile and second by Andreas Matzakos, the agenda was adopted.

COMMITTEE REPORTS

LAKE COMMITTEE

Marie Moore stated Danbury reported that cutting the vegetation in the lake caused Hyacinth to grow to the surface level in the lake. Mrs. Moore stated Danbury was asked to spray an area of the lake to kill the Hyacinth, but they cannot as the marsh grass was cut below the water level. Mrs. Moore stated there is a

one foot rule for Lake Olympia which would not damage the root system of the marsh grasses. Mrs. Moore stated owners need to be aware that conservation is a delicate issue and there are regulations for the marsh grass, owners need to know what they can and cannot do.

ARCHITECTURAL CONTROL COMMITTEE

No Report.

CRIME WATCH COMMITTEE

No Report.

MISSOURI CITY POLICE

No Report.

MAVERICK ENGINEERING

Marie Moore reported Maverick Engineering will be present once all bids are in. Mrs. Moore stated the MUD is willing to assist in funding the Flamingo Isle bridge repairs, but they have not provided a number as to how much. Mrs. Moore stated the MUD uses the bridge, as sewer and water lines run under the bridge. Mrs. Moore reported she and Maverick Engineering are working with the MUD to acquire more contractor bids. Mrs. Moore stated presently we have two bids, one from SuperTech. Andreas Matzakos asked how the MUD could acquire bids. Marie Moore stated they work with all kinds of contractors and they offered to get bids to some of them.

LEGACY

John O'Malley reported he and the managing agent drove the property and spent a day going over the entry beds and creating a plan to fix irrigation issues and install plant upgrades to the areas. Mr. O'Malley stated we brought in organic soil and made schedule changes to keep things looking better. Marie Moore stated everything looks great.

TEXAS ACQUATIC

No Report.

TOLL BROTHERS

No Report.

DISPOSITION OF MINUTES

Upon a motion duly made by Jon Winfile, and seconded by Andreas Matzakos the minutes of the Board meeting held on November 20, 2014 were approved.

REVIEW OF FINANCIAL REPORTS

The Board reviewed, and accepted the December 31, 2014 Financial Report. Jim Gasper reported at the annual meeting we reviewed the November 30, 2014 financial, since then our income increased \$197,000 as 2015 assessments are being paid. Jon Winfile requested the managing agent to provide a five year comparison on the income for the association. Andreas Matzakos asked why we did not have the December financials at the annual meeting. The managing agent stated the financials are not distributed until the 15th, and the meeting was on the 13th of the month. Andreas Matzakos requested the managing agent to do a five year comparison on the water line item.

ADMINISTRATIVE

On-Site Manager Report:

The Board reviewed the onsite manager report. The Board stated the onsite manager can choose two pending projects for 2015. Andreas Matzakos stated the Joint event with the Activities Committee for the Summer Splash Pool Party can be worked with Debra Grade to start the pool season.

Community Manager Report:

The Board reviewed the Community Manager's Report. The managing agent explained it has been difficult to acquire bids for the pool slide from other vendors as they do not want responsibility for the liability. The Board requested the managing agent to acquire three options for the Kenwick Pool slide proposal from TAE.

CURRENT PROPOSALS

Clubhouse Air Conditioners

The Board reviewed the three proposals and requested the managing agent to have AirServ resend their proposal for 16 SEER units to be installed. Upon a duly motion made by Jon Winfile and seconded by Jim Gasper, the Board approved the managing agent to have the lowest bidder install the two units.

Tree Trimming

The Board reviewed the proposal from Urban Foresters for \$38,343.50 to trim all common ground trees. Upon a motion made by Jon Winfile and seconded by Jim Gasper the Board approved the tree trimming to be done in March 2015.

Marina Dock Replacement

The Board reviewed the previous proposal for the wood purchase to replace the Marina Dock. Upon a motion made by Jon Winfile and seconded by Andreas Matzakos the Board approved Cleaning on us to replace the Marina Boat Dock upon receipt of the new wood estimate.

BUILDER REPORTS AND LISTING

The managing agent provided a builder listing for review. The Board reviewed the builder list.

Daybreak Custom Homes

Ray Hurlbut reported they have been in business for 14 years. Mr. Hurlbut stated his father started the company and was a founder of Newmark Custom Homes. Mr. Hurlbut stated Daybreak Custom Homes is requesting to build at 303 Jasper Cove. Jim Gasper asked if Daybreak had end of year financials, since the latest report show June 2014 financials. Mr. Hurlbut stated they are still finalizing end of year 2014. Marie Moore asked if the lot was owned by an owner in the community. Mr. Hurlbut stated yes. Marie Moore asked if the builder understands that they would be responsible for the entire project from A to Z, and would follow the plans as submitted and approved. Marie Moore stated the submission would need to include the tree preservation plan mapping out all the trees and saving as many as they could. Marie Moore asked if it was lake front property. Mr. Hurlbut stated no. Jon Winfile stated the key thing is to have everything submitted all at one time, as only complete packet will be considered for approval. Mr. Hurlbut stated they have built in Royal Oaks and other subdivisions and are very familiar with governing documents and covenants and understand their importance. Jon Winfile stated the home must fit into the community

Marie Moore stated we ask all builders to voluntarily donate one tree to replace the canopy that is removed when building new homes. Mrs. Moore asked Daybreak if they would donate a hardwood tree and they agreed.

Adrienne Barker stated a landscape plan will need to be submitted. Ray Hurlbut stated it would be submitted with the plans.

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

Garage Sale (One Day a Year)

Andreas Matzakos stated we talked about the community garage sale to help fund the Freedom Tree Park, people can voluntarily donate to the park.

Newsletter Meeting

Andreas Matzakos stated the newsletter needs more articles from the Board members. Jon Winfield stated we could have the Board interview neighbors for a “get to know your neighbor” or “meet your Board” article.

Website Email

The Board discussed the meeting being held on the 29th of January with the webmaster to go over needs of the website.

Board Goals (amended)

The Board discussed the goals to acquire more members to sign up for email distribution. Jon Winfield stated we need to work on getting more active members. Adrienne Barker stated we send a letter and entice them to reply. Ms. Barker stated put on the marquee “Win and iPad” What events have you attended, point to the survey online, and let them know we want your email

EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett.

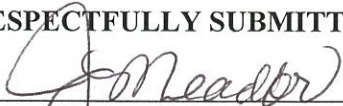
SCHEDULE NEXT MEETING

The next regular monthly Board meeting is February 26, at 6:30 p.m.

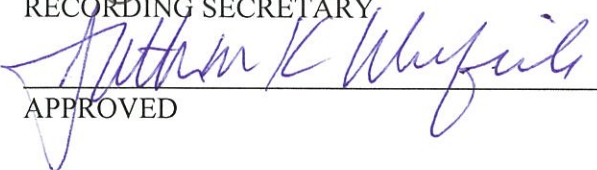
ADJOURNMENT

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

RESPECTFULLY SUBMITTED:



Jennifer Meador
RECORDING SECRETARY



APPROVED



DATE APPROVED