

Lake Olympia Civic Association

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON MARCH 26, 2015 AT 6:30 P.M.
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TEXAS 77459**

DIRECTORS PRESENT

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

NOT PRESENT

IN ATTENDANCE

Jennifer Meador represented the Managing Agent, FirstService Residential.
Nine homeowners were present.
Lt. Terry, Missouri City Police
Jatin Desai, Maverick Engineering
John O'Malley, Legacy
Mike Rana, Cleaning on Us

HOMEOWNER /GUEST FORUM

Willie Johnson shared ideas of neighborly help within the community. Mr. Johnson stated he would help with power washing needs in the community and would provide a demonstration to any owner upon request. Mr. Johnson stated removing years of dirt can make your home look new again. Mr. Johnson stated neighbor to neighbor help would be helpful in the community. Jon Winfile stated this is a great opportunity to act as a group.

Andreas Matzakos stated Pizza night on March 1st was a good time to also invite contractors to give information to the community for demonstrations and discounts.

Jon Winfile stated the newsletter has begun an article "Get to know your neighbor" to allow owners to get to know each other.

Mike Kreshell inquired if the Flamingo Bridge is a private road and will owners be responsible for the cost. Marie Moore stated the Board has been working with the MUD and is trying to have them assist in the funding the project.

Pete Paul stated he is a twenty-five year resident in Lake Olympia and wanted to remind owners of the upcoming FBISD elections. Mr. Paul asked residents to support those candidates who supported Lake Olympia. Jon Winfile stated we as a Board cannot select a candidate but we can persuade owners to vote. Andreas Matzakos stated we can show support as an active group. Marie Moore asked Joni Sherwood if she could pass the word around to the swim team parents.

Daphne Sampson stated on Timber Creek water is ponding in the back yards. Ms. Sampson stated she has been in contact with the MUD and asked if Lake Olympia could assist. Jim Gasper stated owners need to place dirt to level the ground.

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, Jon Winfile. The Managing Agent assisted in recording of the minutes.

ADOPTION OF AGENDA

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

COMMITTEE REPORTS

LAKE COMMITTEE

No Report.

ARCHITECTURAL CONTROL COMMITTEE

No Report.

CRIME WATCH COMMITTEE

No Report.

ACTIVITIES COMMITTEE

Andreas Matzakos reported we have ten to twelve people show up to the Yoga class every Saturday. Ram Garg stated we could send an email to owners once a month. Marie Moore asked Ram Garg to write an article for the newsletter on the Yoga video coming out in March. Ms. Moore stated you feel energized and there are breathing exercises.

Debra Grade reported she met with the onsite manager and came up with a proposal for the May 16th Garage Sale. Ms. Grade requested that we advertise on the marquees, send an E-Blast and mail out post cards for the event. Ms. Grade asked the managing agent to provide mail labels for the post cards. Owners can contact Ms. Grade with any questions. Ms. Grade stated we can make signs to direct to those owners participating. Marie Moore stated the signs should be removed the same day. Debra Grade requested funding for the cost of the banner to be placed on Hwy 6 entrance of \$150 to \$175. Ms. Grade stated a permit is required two weeks before the garage sale. Joni Sherwood stated there is an online website varagesale.com that is like a garage sale.

Andreas Matzakos reported forty people attended the March 1st pizza night, and that we would like to see more participation. Mr. Matzakos reported TAE will provide Movie Night will be May 2nd, and pizza will be served. Mr. Matzakos reported the Easter Egg Hunt will be held on April 4th. Mr. Matzakos reported a CPR training will be held again this year on a Saturday, in May. Mr. Matzakos stated we have a resident that is an instructor who can hold the class, but no certificate will be furnished to owners.

BUILDERS/VENDORS

MISSOURI CITY POLICE

Lt. Russell Terry reported only two incidents of motor vehicle burglary occurred since the last meeting. Lt. Terry urged owners to not leave valuables in their cars, and to not leave cars unlocked. Lt. Terry stated writing down serial numbers or taking photos of your valuables is a good idea. Lt. Terry stated you can visit the Missouri City website to report code violations in the community. Jim Gasper asked if people will be stopped if they do not have the new stickers for registration on their vehicles. Lt. Terry stated there will be a grace period. Pete Paul asked about the shooting incident previously reported. Lt. Terry stated they have no suspects. Rob Rector stated two Board members attended the Police program and it is very interesting. Mr. Rector stated car inspections provide a printed sheet for you to show so you can get your tags.

Maverick Engineering

Jatin Desai reported the MUD has not come back with any new bidders. Mr. Desai stated Hector came and gave to a few contractors and we have two bids that are ninety days out. Mr. Desai stated we are ready to proceed, but we will have to check on the bids to see if they are still good. Marie Moore stated the MUD said they would provide us with names of contactors, and assist us in getting more bids. Ms. Moore stated some bidders passed on the job and Maverick Engineering has done their due diligence. Jon Winfile stated its up to us to go over the bids, we will review and then you can send us a spreadsheet.

LEGACY

John O'Malley reported it's the busiest time of the year. Mr. O'Malley stated the ground is saturated and the ground temp is perfect for growth. Mr. O'Malley stated next week Seasonal Color and mulching will be installed. Mr. O'Malley stated cutting of the easements will be completed. Mr. O'Malley reported the boat ramp parking lot has been installed.

TEXAS ACQUATIC

Justin Davis reported the slide at the Kenwick pool has been installed and everything was tested. Mr. Davis stated we gave the electrician the go ahead and we went around the pool to install the cabling since we didn't want to go across the deck. Jon Winfile requested TAE to provide signage for the rules for the new slide. Mr. Winfile requested an inventory list with serial numbers for equipment installed at the pools and fountains. Mr. Winfile requested TAE to coordinate with Joni Sherwood for the swim team. Andreas Matzakos stated we need to publicize the rules and enforce them.

TOLL BROTHERS

No Report.

DISPOSITION OF MINUTES

Upon a motion duly made by Jim Gasper, and seconded by Marie Moore the minutes of the Board meeting held on February 28, 2015 were approved.

REVIEW OF FINANCIAL REPORTS

The Board reviewed, and accepted the February 28, 2015 Financial Report. Jim Gasper reported an increased on cash resulted in a decrease in receivables. Mr. Gasper reported income and expense this year is a lot better due to increased rentals of \$4,000.00. Mr. Gasper reported we had a higher expense in water usage.

ADMINISTRATIVE

On-Site Manager Report:

The Board reviewed the onsite manager report.

Community Manager Report:

The Board reviewed the Community Manager Report. Marie Moore requested the managing agent to have the timers checked at the tennis courts and fountain at 2700 Lake Olympia Parkway.

CURRENT PROPOSALS

Marina Dock Replacement

The Board table this item and requested the managing agent to acquire a third bid. Andreas Matzakos requested all bids have the same grade of wood.

Swan Isle Flooding

The Board reviewed the three proposals for the Swan Isle flooding repair. Upon a motion duly made by Marie Moore and seconded by Jim Gasper, the Board approved the \$11,059.00 proposal from D&C Contracting, Inc. for the repair to the street flooding.

BUILDER REPORTS AND LISTING

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

The Board discussed the MUD meeting minutes which stated a builder encroached the buffer zone. Jon Winfile requested the managing agent to contact the MUD to verify the minutes were correct. The Board directed the managing agent to enforce the wetland guidelines.

EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett.


SCHEDULE NEXT MEETING

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


ADJOURNMENT

There being no further business, the meeting was adjourned at 9:45 p.m.

RESPECTFULLY SUBMITTED:



Jennifer Meador
RECORDING SECRETARY



APPROVED

4/23/2015
DATE APPROVED