

Lake Olympia Civic Association

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON APRIL 23, 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

NOT PRESENT

Andreas Matzakos

IN ATTENDANCE

Jennifer Meador represented the Managing Agent, FirstService Residential.
Fourteen homeowners were present.
Officer Herbert, Missouri City Police

HOMEOWNER /GUEST FORUM

Arlene Kelsch requested the Board to take into consideration the construction in Flamingo Island and not allow general access to the gated section during the garage sale. Jon Winfile agreed this was a valid concern, and stated they will monitor the closely the activity of the gated sections and a temporary code would be given for access so that it would not be open access.

Jill Argento stated two weeks ago an owner had their own garage sale without approval. Adrienne Barker requested the managing agent notify the owner, this is not acceptable.

Steve Legrue reported a public hearing has been scheduled for a lot in Flamingo where a Hold was placed on a new home build. The managing agent stated this issue was on the agenda for review. Marie Moore stated Missouri City, City Manager Scott Elmer is here and he can explain the process. Scott Elmer stated the Board of Adjustments has gone through all of the process, and the builder has been denied. Mr. Elmer stated a hearing will be held and the Board of Adjustments will review the details. Mr. Elmer stated if the Board of Adjustments approve a variance, a District court would not be able to overturn the decision.

Steve Legrue stated owners have been bringing in dirt and filling in their back lots. Marie Moore stated we have brought this issue to the MUD and the association attorney is speaking with the MUD attorney as a policy is being drafted. Jon Winfile stated we have discussed this with the attorneys and found that the Corp of Engineers is who would be able to enforce maintaining the wetlands.

Lana Harris stated she was new to the community, but found dealing with the ARC frustrating. Ms. Harris stated the timing on hearing back is not great. Ms. Harris stated her attempt to plant two trees has been denied three to four times, stating she cannot encroach the building line. The Board reviewed he letter and requested the managing agent to address the issue with the ARC department.

Mr. Siems reported a deer with a broken leg is wandering around Flamingo Island as someone shot it with an arrow. Mr. Siems reported a bee hive is still a problem in Jade Isle.

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

Billy Siems reported as a liaison for the Lake Committee, water level is at its highest in years. Mr. Siems reported the lake was flowing over the spillway and we were losing some of our dye. Mr. Siems reported Palmer MUD #2 and the lake committee are upset with the blatant disregard of the wetland rules owners are showing by filling in their back lots. Mr. Siems reported a sighting of a Yellow Crown Heron, a King Fisher, and a Bald Eagle in the community. Mr. Siems stated alligators are here and owners need to understand that if you have a dock, use the dock and they will find somewhere else to hang around. Mr. Siems reported there are no bass in the lake, however there are Catfish and the number of Gar is enormous. Mr. Siems stated we have more people fishing than we ever have, and we should look into restocking the lake. Marie Moore stated we did a sonar this year, and we will look into stocking the lake next year, budget permitting.

ARCHITECTURAL CONTROL COMMITTEE

Adrienne Barker stated the Board has been involved with owners and litigation issues regarding the filling of the wetlands. Ms. Barker stated the problem is you don't know what court you will get or what judge you will get, without spending thousands of dollars. Ms. Barker state we don't discuss openly actions taken to enforce a cease and desist.

Ms. Barker stated your comments on inaccuracies we see every couple of years, some we hear are too tight and others are too lenient. Ms. Barker stated we try to walk the fine line and keep up with changes, not everyone gets to do what they want to do.

CRIME WATCH COMMITTEE

No Report.

ACTIVITIES COMMITTEE

Debra Grade reported notices went out a week ago for the garage sale, and 40 people have signed up. Ms. Grade reported the letter and check was received to purchase the banner. Ms. Grade stated she will not attend the Movie Night as she is taking Girl Scouts to New Braunfels, but she will order the pizza to be picked up. Ms. Grade asked that the onsite purchase drinks for the event.

BUILDERS/VENDORS

MISSOURI CITY POLICE

Officer Herbert stated he had only one call of substance to report, which was an aggravated robbery on Mustang Crossing.

MISSOURI CITY PARKS & RECREATION

Assistant Director, Randy Troxell reported help was needed to fund the Freedom Tree Master Plan. Mr. Troxell provided a drawing showing a conceptual design plan for the park that was created five years ago. Mr. Troxell stated the design was kept simple and facilitated a small parking area. Mr. Troxell stated nine Live Oak trees have been planted that were grown from the Freedom Tree.

City Manager, Scott Elmer stated the city has minimal park funding for the next two years. Mr. Elmer stated Quail Valley provided a half million dollar fund for parks, but there have not been any cost estimates yet. Mr. Elmer stated if association are set up as a 501 C corporation they can donate by facilitating fund raising. Mr. Elmer stated owners can donate a tree to be planted and Quail Valley will put their name on a plaque. Jon Winfile stated owners who want to donate to fund the tree can send payments to the association.

LEGACY

No Report.

TEXAS ACQUATIC

Justin Davis reported the fountain ball motor was down, we turned off the filter motor and a bid was sent to the managing agent. Mr. Davis stated the Kenwick pool slide sign was ordered and will be installed next week. Mr. Davis stated the sign will have our contact information. Jon Winfile stated we want everything up and running by pool opening. Joni Sherwood requested the pool ropes be up for the swim team. The Board asked the managing agent to post the pool hour signs at both pools. The Board asked TAE to review the lifeguard seat at the pool and secure it. Justin Davis reported the algae in the pool may be caused by over shocking the pool.

TOLL BROTHERS

No Report.

CLEANING ON US

No Report.

DISPOSITION OF MINUTES

Upon a motion duly made by Jim Gasper, and seconded by Rob Rector the minutes of the Board meeting held on March 26, 2015 were approved.

REVIEW OF FINANCIAL REPORTS

The Board reviewed, and accepted the March 31, 2015 Financial Report. Jim Gasper reported the financials look good, as receivables decreased by forty-one thousand. Mr. Gasper stated income is up and a ten thousand variance to deposits.

ADMINISTRATIVE

On-Site Manager Report:

The Board reviewed the onsite manager report. The Board requested the managing agent to contact Daktronics and conference call with Jon Winfile to discuss the Oyster Creek sign repair. Marie Moore requested the managing agent have the onsite maintenance power wash the pillars and tops at Jade and Swan entries as well as the concrete arches along the north side of the parkway between Misty Hollow and Swan Isle.

Community Manager Report:

The Board reviewed the Community Manager Report. The Board requested the managing agent send a 10 day certified formal letter to SuperTech to paint the outside of the clubhouse door, and correct painting of the Hwy 6 outer monuments. The Board requested the managing agent to contact Danbury Lakes to correct the timer for the fountain lights.

Proper Personnel Protocol

Jon Winfile stated last year we established a protocol for Board members to follow when issues arose regarding the onsite manager. Mr. Winfile stated when an owner rents the clubhouse the entire

clubhouse would be for their use. Mr. Winfile stated Board member need to follow the proper protocol and contact FirstService if an issue with the onsite manger occurs. Adrienne Barker stated the process was if we have a problem, Board members would go to the President of the Board, and they would address it with the managing agent, and the managing agent would handle the onsite manager.

Board Member Resignation

Jon Winfile reported Director, Andreas Matzakos has resigned from the Board. Mr. Winfile stated we want to thank Mr. Matzakos for his work as a Board member. Upon a motion duly made by Marie Moore and seconded by Rob Rector the Board agreed to Andreas Matzakos resignation.

CURRENT PROPOSALS

Marina Dock Replacement

The Board reviewed the three proposals provided for the Marina Deck replacement. Upon a motion duly made by Adrienne Barker and seconded Marie Moore by the Board approved the original proposal from Cleaning on Us to replace the deck for labor, and the association would fund the purchase of the lumber.

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

Upon a motion duly made by Adrienne Barker and seconded by Marie Moore, the Board approved the bid from SuperTech to repair the Flamingo Bridge with the 10% increase in cost relating to the increased cost for concrete. The Board requested the managing agent to contact Maverick Engineering to draw up the contract for SuperTech to begin the Flamingo Island Bridge repair.

EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett.


SCHEDULE NEXT MEETING

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

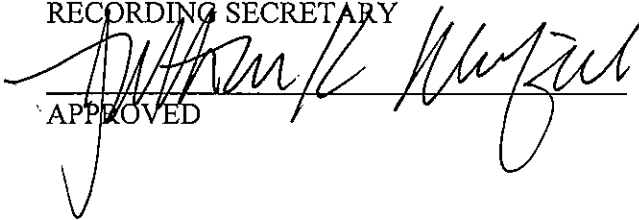
ADJOURNMENT

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

RESPECTFULLY SUBMITTED:



Jennifer Meador
RECORDING SECRETARY



APPROVED

5/28/2015
DATE APPROVED