

# *Lake Olympia Civic Association*

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**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON JULY 23, 2015 AT 6:30 P.M.  
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TEXAS 77459**

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## **DIRECTORS PRESENT**

Jonathan Winfield  
Adrienne Barker  
Jim Gasper  
Ram Garg  
Rob Rector  
Nancy Hughes

## **NOT PRESENT**

Marie Moore

## **IN ATTENDANCE**

Jennifer Meador represented the Managing Agent, FirstService Residential.  
Sixteen homeowners were present.  
Officer Paxton, Missouri City Police  
Officer Moses, Missouri City Police  
Officer Armstrong, Missouri City Police  
Justin Davis, TAE  
Mike Rana, Cleaning on Us

## **HOMEOWNER /GUEST FORUM**

Debra Grade stated she was concerned with the gates at Lakeshore Forest as they have been broken for a month. Ms. Grade stated she called the managing agent to see when gates would be repaired and the managing agent stated the next day or so. Ms. Grade stated we would like cameras installed. The Board stated they would discuss with the managing agent and take into consideration installing cameras.

Debra Grade stated the fountain is not running at the main entrance. The Board stated there is a water leak and the water is turned off. Mrs. Eaton requested notices be posted to the website or E-Blast be sent to notify the community.

## **CALL TO ORDER**

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:21 p.m. The meeting was presided by the Board President, Jon Winfield. The Managing Agent assisted in recording of the minutes.

## **ADOPTION OF AGENDA**

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

## **COMMITTEE REPORTS**

### **LAKE COMMITTEE**

Gary Leist reported we are aware of the fish killed in the retention pond. Lack of oxygen in the water and too much vegetation, creates inversion with the hot temperatures. There is 95% Shad fish in the lake, which are trash fish. Danbury Lakes can turn the fountains off at night and cost out an aeration system to assist. Water levels are good and dyeing of the lake can be done again.

### **ARCHITECTURAL CONTROL COMMITTEE**

No Report.

**CRIME WATCH COMMITTEE**

No Report.

**ACTIVITIES COMMITTEE**

Debra Grade reported movie night is the day before school begins. We would like to see if we can change to the week before the 22<sup>nd</sup>. Justin with TAE will check their schedule. Jon Winfield stated we will work with LOST on their dates too. The managing agent will check with the onsite to see if there is a clubhouse rental booked and get back to everyone.

**BUILDERS/VENDORS**

**MISSOURI CITY POLICE**

Officer Paxton reported we don't have the stats for your community this week. I can tell you over 50% of vehicle burglary are caused by unlocked doors. People leave their valuables in their cars and tell us they live as a safe neighborhood. It's very frustrating that owners get upset when they leave their valuables in the vehicle and the doors unlocked. Officer Paxton reported patrol times are not accurate to say we sometimes do and sometimes don't come out. We investigate every call. Priority is determined by the nature of the call. You can call the non-emergency dispatch at 281-403-8700. If owners want to be anonymous we will not call them back, just let dispatch know if you want a call back. Lake Olympia does have patrol men driving the property.

**LEGACY**

No Report.

**TEXAS ACQUATIC**

Justin Davis reported a couple of bids were sent. The tank at the marina pool is 120 gallons and the delivery truck delivers two times a week. The pool is going through chlorine faster with the substantial increase of use. It would be cost effective to increase the size of the tank. Cyanuric Acid is starting to rise and we will look at draining next season. We had a situation with the pool tags as an owner did not have tags and the situation escalated. Ms. Sampson allowed the owner in as a guest. If we could have a list of owners as back up it would help. There is a breaker tripping at the marina pool pump, it may have a loose wire.

**TOLL BROTHERS**

No Report.

**CLEANING ON US**

Mike Rana reported the Hwy 6 entrance monument ball is set to be painted with auto paint. Painting of the gates and power washing the walls along the parkway is on schedule. It will take time with one person doing the work. Jim Gasper stated the trash in Lakeshore Forest needs to be periodically picked up.

**DISPOSITION OF MINUTES**

Upon a motion duly made by Jim Gasper, and seconded by Rob Rector the minutes of the Board meeting held on April 23, 2015 were approved.

**REVIEW OF FINANCIAL REPORTS**

The Board reviewed, and accepted the April 30, 2015 Financial Report. Jim Gasper reported June cash balance remained stable with a decrease of Thirty-two Thousand dollars. Payables and expenses decreased cash by Eighty-four Thousand. We will keep an eye on the water expense as there is an \$8K variance with the water leak.

**ADMINISTRATIVE**

**On-Site Manager Report:**

The Board reviewed the onsite manager report.

**Community Manager Report:**

The Board reviewed the Community Manager Report.

**2014 Audit**

Mr. Gasper reported Barry Wuntch found minor things with the managing agents reporting. Jon Winfield stated Lake Olympia wants a letter from the managing agent that states all issues have been addressed and fixed. This letter should be signed by the heads of the accounting department.

**CURRENT PROPOSALS**

**Flood Insurance**

The Board reviewed the flood insurance proposal. Upon a motion duly made by Jim Gasper and seconded by Adrienne Barker, the Board approved the flood insurance estimated at \$2,311.00 per year.

**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 went over the email from Daphne Sampson regarding pool issues and requests. The managing agent will contact TAE on items delegated by the Board.

**EXECUTIVE SESSION**

The Board reviewed the status reports from Sears & Bennett.

**SCHEDULE NEXT MEETING**

The next regular monthly Board meeting is August 27, at 6:30 p.m.

**ADJOURNMENT**

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

**RESPECTFULLY SUBMITTED:**

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Jennifer Meador  
RECORDING SECRETARY

\_\_\_\_\_  
APPROVED

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DATE APPROVED