

Lake Olympia Civic Association

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON AUGUST 27, 2015 AT 6:30 PM AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TX 77459

DIRECTORS PRESENT

Marie Moore, Vice-President
Jim Gasper, Treasurer
Rob Rector, Director

Adrienne Barker, Secretary
Ram Garg, Director
Nancy Hughes, Director

Jonathan Winfile, President was not present.

IN ATTENDANCE

Rolando Cornado, Elise Campagna and Tami Smith were present representing FirstService Residential, the Managing Agent. Seven (7) homeowners were present. Officer Terry, Missouri City Police, Justin Davis representing Texas Aquatics Enterprises, and John O'Malley with landscape company, Legacy.

HOMEOWNER /GUEST FORUM

Debra Grade thanked the Board for getting the gates and fountains repaired.

Homeowners reported that a deer had been spotted in the neighborhood with an arrow in his shoulder. Discussion followed and newsletter articles will be submitted and the game warden will be contacted.

Homeowners suggested that an article be placed in the newsletter regarding plant material that will promote attracting butterflies.

CALL TO ORDER

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 6:40 PM. Marie Moore, Vice-President presided and Tami Smith assisted in recording of the minutes.

ADOPTION OF AGENDA

Upon a motion made by Adrienne Barker and second by Bob Rector, the agenda was adopted.

COMMITTEE REPORTS

LAKE COMMITTEE

Larry Eaton reported that the dead tree limbs have been removed between lake 4 and 5.

ARCHITECTURAL CONTROL COMMITTEE

Committee members will begin reviewing the applications on a weekly basis at 9 am on Tuesday's.

CRIME WATCH COMMITTEE

No Report.

ACTIVITIES COMMITTEE

Debra Grade reported movie night was a success, approximately 25 families participated.

BUILDERS/VENDORS

LEGACY

The dead hawthorn plants are being removed. It was reported that Cleaning on Us assisted with getting the new water lines installed for the fountain. The ginger needs to be trimmed.

TEXAS ACQUATIC

Justin Davis reported that the Kenwick Pool plumbing work has been completed. The motor was repaired under warranty and an electrical breaker had to be replaced. The proposals for the liquid system will be forwarded to Tami Smith.

Marina Pool umbrella was replaced.

Cyanuric Acid levels have been stable.

TERRAMARK VENTURES

Randy Robertson and Joel Scott reported on the plans for the 107 acres. The plan is to have village style retail that tie into the hike and bike trails planned by the City.

CLEANING ON US

No Report.

MISSOURI CITY POLICE

Officer Terry reported that the crime stats for the neighborhood are low. Nothing to report for the previous month.

DISPOSITION OF MINUTES

Upon a motion made by Nancy Hughes and seconded by Adrienne Barker the minutes of the Board meeting held on July 23, 2015 were approved.

REVIEW OF FINANCIAL REPORTS

The Board reviewed, and accepted the July 31, 2015 Financial Report. Jim Gasper reported July cash balance remained stable. Quarterly invoices and three payrolls were reflected in the July I&E which caused the year to date numbers to appear negative.

ADMINISTRATIVE

On-Site Manager Report:

The Board reviewed the onsite manager report.

Community Manager Report:

The Board reviewed the Community Manager Report.

CURRENT PROPOSALS

Jack's Carpet

The Board reviewed the proposals for replacing the carpet in the clubhouse. Upon a motion duly made by Adrienne Barker and seconded by Rob Rector, the Board approved the estimated in the amount of \$5,218.00 using the color evening star.

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 and the ACC committee will review the violations.

ADDITIONAL ITEMS OR ROUND TABLE

The Board went over the contract review list. Deed violation inspections will take place the first week of each month between 8 am and 1 pm. The office will be closed 1 – 2 pm each day for lunch. A new sign will be ordered for the front door to reflect these changes.

EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett.

RECONVENE OPEN SESSION

The Board reviewed the status reports from Sears & Bennett and approved to proceed with two foreclosures and deeding a unit back to a homeowner once compliance provisions are met.

Upon a motion made by Nancy Hughes and seconded by Rob Rector, proposal to have Kimberly Morisak (Architect) review the ACC applications for new home builds at a cost of \$500 per application (cost to be paid by homeowner) was approved. Terry Sears will revise the builder’s contract and create a contract between HOA and architect.

SCHEDULE NEXT MEETING

The next regular monthly Board meeting is September 24, at 6:30 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 p.m.

RESPECTFULLY SUBMITTED:



Tami Smith
RECORDING SECRETARY


APPROVED

9-24-2015
DATE APPROVED