

# *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 OCTOBER 22, 2015 AT 6:30 PM AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TX 77459**

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### **DIRECTORS PRESENT**

Jonathan Winfile, President  
Jim Gasper, Treasurer  
Ram Garg, Director

Marie Moore, Vice-President  
Nancy Hughes, Director  
Rob Rector, Director

Adrienne Barker, Secretary was not present

### **IN ATTENDANCE**

Tami Smith was present representing FirstService Residential, the Managing Agent. Nineteen (19) homeowners were present. Terry Sears, attorney, was present

### **CALL TO ORDER**

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:20 PM. Jonathan Winfile, President presided and Tami Smith assisted in recording of the minutes.

### **ADOPTION OF AGENDA**

Upon a motion duly made and seconded, the agenda was adopted.

### **COMMITTEE REPORTS**

#### **LAKE COMMITTEE**

Gary Leist reported that the committee would like to have the lakes stocked with fish in 2016. Discussion about the cost was tabled until a proposal is presented.

#### **ARCHITECTURAL CONTROL COMMITTEE**

Committee members are working with Tami Smith to get the deed violation list under control.

#### **ACTIVITIES COMMITTEE**

No report at this time.

### **DISPOSITION OF MINUTES**

Upon a motion duly made and seconded, the minutes of the Board meeting held on September 24, 2015 were approved.

### **REVIEW OF FINANCIAL REPORTS**

The Board reviewed and accepted the September 2015 Financial Report.

The 2016 Budget will be discussed later in the meeting.

### **COMMUNITY MANAGER REPORT**

The Board reviewed the violation chart. There were 332 new deed violations reported and 367 were escalated to the next level.

Upon a motion duly made and seconded, the Builders Qualifications and Bi-laws Amendment prepared for recording by Terry Sears, were approved.

Upon a motion duly made and seconded, the proposal from Bluehost for the website hosting was approved

Upon a motion duly made and seconded, the proposal from Pitney Bowes for the postage machine was rejected. The machine will be returned and the FSR Pearland office will provide postage when needed.

Proposals for producing the newsletter were presented, changes have been requested and revised proposals will be presented at the next board meeting.

Proposals for installation of Kiddie Cushion were presented, changes have been requested and revised proposals will be presented at the next board meeting.

Upon a motion duly made and seconded, the proposal for Cleaning on Us to provide a day porter at a cost of \$15.50 per hour plus mileage, was approved for maximum of 60 hours per week.

Proposal for cleaning the clubhouse after events was presented, changes have been requested and revised proposal will be presented at the next board meeting.

Upon a motion duly made and seconded, the proposals from TAE for repairs to the Marina Pool at a cost of \$5,328.55 were approved.

Upon a motion duly made and seconded, the proposals from TAE for repairs to the Kenwick Pool at a cost of \$3,442.99 were approved.

Tami Smith reviewed the action item list.

#### **BUILDER REPORTS AND LISTING**

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

The Board discussed the new builder packets from Daybreak Custom Homes and Harrison Builders. The Board requested that the ACC committee review before sending to architect for approval.

#### **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 the next step in the process.

The Board reviewed the ACC appeal letters and the managing agent will respond to the homeowners accordingly.

Upon a motion duly made and seconded, the 2016 Budget was approved with no increase to the annual assessment.

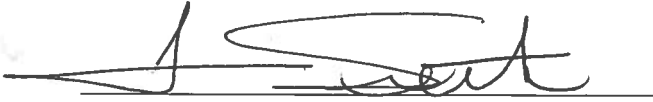
#### **SCHEDULE NEXT MEETING**

The next regular monthly Board meeting is November 19, 2015 at 6:30 p.m. One week early due to the Thanksgiving holiday.

#### **ADJOURNMENT**

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

RESPECTFULLY SUBMITTED:



Tami Smith  
RECORDING SECRETARY

  
APPROVED

11-19-2015  
DATE APPROVED