

# *Lake Olympia Civic Association*

---

## **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON JANUARY 28, 2016 AT 6:30 PM AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TX 77459**

---

### **DIRECTORS PRESENT**

Jonathan Winfile, Adrienne Barker, Jim Gasper, Ram Garg, Nancy Hughes and Lawrence Bell. Marie Moore was not present.

Upon a motion duly made and seconded, officers remaining the same was approved.

Jonathan Winfile, President  
Jim Gasper, Treasurer

Marie Moore, Vice-President  
Adrienne Barker, Secretary

### **IN ATTENDANCE**

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

### **CALL TO ORDER**

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 6:55 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 lakes will have a sonar treatment in 2016.

#### **ARCHITECTURAL CONTROL COMMITTEE**

Adrienne Barker reported that the committee needs new/additional members, to which the Board agreed. Member names will be submitted and voted upon electronically before the next Board meeting.

#### **ACTIVITIES COMMITTEE**

Ram Garg reported that there will be a seminar on March 12, "Adding Spice to Your Life", held at the clubhouse.

### **DISPOSITION OF MINUTES**

Upon a motion duly made and seconded, the minutes of the Board meeting held on November 19, 2015 were approved.

Upon a motion duly made and seconded, the minutes of the Annual meeting of Homeowners held on January 12, 2016 were approved.

### **REVIEW OF FINANCIAL REPORTS**

The Board reviewed and accepted the December 2015 Financial Report and approved for posting.

### **COMMUNITY MANAGER REPORT**

The Board reviewed the violation chart. There were 184 new deed violations reported and 111 were escalated to the next level.

Tami Smith reported on the following proposals:

- Power washing the common area fence - resubmit proposals to include painting.
- TAE Maintenance contract for fountains – need correct dates and request discount
- Sand Change for fountain motors – TAE to resubmit with complete information

Tami Smith presented information for battery backup repairs to gates, clubhouse camera upgrade and installation of cameras at the gated entrances.

**BUILDER REPORTS AND LISTING**

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

Upon a motion duly made and seconded, the application for Daybreak Custom Homes to begin a second home was denied because the criteria of the first home completion being at 80% was not met.

Upon a motion duly made and seconded, the application from Harrison Builders to become an approved builder was denied due to the financial statements presented did not meet the Board requirements.

**ADDITIONAL BUSINESS**

The electronic approval of the Flamingo Culvert Bridge Change Order #1 was confirmed.

**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 letter and the ACC committee will meet with the homeowner to review the construction and will respond accordingly.

**SCHEDULE NEXT MEETING**

The next meeting of the Board of Directors will be held on February 25, 2016 at 7:00 PM at the clubhouse

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:55 PM

**RESPECTFULLY SUBMITTED:**



Tami Smith  
RECORDING SECRETARY

  
APPROVED

2/25/16  
DATE APPROVED