

Lake Olympia Civic Association

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON FEBRUARY 23, 2017 AT 6:30PM AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TX 77459

DIRECTORS PRESENT

Adrienne Barker, President

Jonathan Winfile Vice President

Chad Parkhurst, Treasurer

Nancy Hughes, Secretary

Marie Moore, Director

Jim Gasper, Director

Louise Patak, Director

IN ATTENDANCE

Becky Salinas, General Manager was present representing Sterling Association Services with eleven (11) guest and homeowners were present.

MISSOURI CITY POLICE DEPT.

No Report at this Time

HOMEOWNER FORUM

Principal Jane Longmire was present to discuss the schools on campus activities, master teacher programs and tutors needed.

Topics of discussion:

- opening of pool season, with signage, schedules, requirements for the pool and pool furniture;
- lighting for the clubhouse and pool parking lot;
- tree trimming along Lake Olympia to allow more lighting;
- status on the collection/legal action on the flamingo bridge project
- financials for the gated section financials need to be posted to community website;
- status on gas lantern out at Swan and Jade;
- status on install of the cameras for the other gated sections;
- painting and stucco damage on guard house; also, tinted windows at other guard shack.

CALL TO ORDER AND ADOPTION OF AGENDA

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 6:55 pm. Adrienne Barker, President, presided and Becky Salinas assisted in recording of the minutes. Upon a motion duly made and seconded, the agenda was adopted as presented.

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The board approved the following maintenance repairs in between meeting:

- NONE

APPROVAL OF MINUTES

Upon a motion duly made and seconded, the minutes of the Board meeting held on January 26, 2017 were approved as presented. *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

COMMITTEE REPORTS

Architectural Control Committee

- an application for an outdoor kitchen has been submitted, which will need to be sent to Architect for review.

Lakes Committee - Gary Leist, Chairman

- discussed the Oyster Creek detention pond pier/dock replacement, a sketch has been provided to SASI in order to seek proposals;
- vegetation at Flamingo Island, spoke to Kenny and will be treated with sonar;
- reserves to be reported;
- need guidelines and documentation on committees duties;
- erosion of the retention pond and shoreline was discussed.

Landscape Committee

- John and SASI had a meeting and drove the community and will begin planning projects after the transition;
- Beth Szescila has volunteered to head the committee;
- a discussion on the warranty/freeze damaged flowerbeds.

Social Committee

- no discussion at this time.

BUILDER REPORT

No discussion.

TREASURER REPORT

The financials for January 31, 2017 were presented and reviewed; the board accepted the financials as presented.

The board discussed the following items

- audit to be performed in April by Barry Wuntch;
- Flamingo Bridge Project;
- account structure and adjustments that need to be made.

MANAGERS REPORT

SASI provided an update on the following items:

- update on Clubhouse Calendar;
- monthly onsite report;
- action list report, the board reviewed and a discussion was held on the items pending;
- no new resident listing at this time;
- update on transition from FSR to SASI; provide a detailed list of missing items.

UNFINISHED BUSINESS

Oyster Creek Pier Replacement – SASI will seek proposal from contractors, SASI will request a cost of removal from Cleaning on Us.

Oyster Creek Monument Sign – the board was presented with several proposals to

Pool Canopies for Marina & Kenwick – SASI is still working on seeking additional proposals

Kenwick Pool Gate Latch - SASI is still working on seeking additional proposals

Lake Fountain Replacement – the board was presented with several fountain replacement proposals, the board reviewed, discussed and made a unanimously approved the proposal presented by Lake Pro to replace with a 7.5 HP Aqua Control with the Pentalator nozzle in the amount of \$13,990.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

NEW BUSINESS

Marina Pump Replacement Vs. Rebuild – the board was presented with two options for the Marina pool pumps/motors; the board discussed and requested SASI to seek other proposals from different pool companies with an option to replace and rebuilt to keep as a backup.

Tennis Court Light Replacement – the board was presented with two proposals to replace two light fixtures and ballast; the board reviewed, discussed and unanimously approved the proposal presented by Clinton Electric in the amount of \$1295.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Tennis Court Timer Replacement – the board requested SASI to inquire with Clinton Electric to replace the light timer with the recommend timer switch, if Clinton Electric was less than A-Fuller, they were approved to proceed with the replacement of the lights timer if the cost is the same or lower. *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Pool Access Card System – SASI discussed the access card system for both pools and tennis courts, a discussion was held and declined to add the system at this time; will be add to the list for future capital improvements. SASI is to seek cost for pool tags for the upcoming pool season, the board also advised on a movie night sponsored by TAE.

Osmosis Filter System - SASI discussed adding a water filtration system to the clubhouse to replace the Orzarka water station, the board discussed and declined to add the system at this time; will be add to the list for future capital improvements.

Landscape Frequency & Irrigation Repairs – the board was presented with the landscape frequency schedule and the recent year to date irrigation repairs for the board to review.

Houston Youth Group Tree Planting – the board discussed and requested SASI to inquire with Legacy on common areas with an irrigation system in order to have the trees installed, the board also suggested them contact the Principal Longmire for possible planting at the school.

Use of the Clubhouse for LOST – the board discussed the use of the clubhouse for the swim team gala, the board unanimously approved the usage at no cost to LOST, but they are required to complete a rental contract. *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

The Board convened at 8:17 pm into Executive Session.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

Collection Comparison Report – a comparison report reflected 73% collected for the Annual Assessments and the POA Assessments and 85% collected for the Estates;

Compliance Report – a summary on the number on letters mailed out for the month ending;

Attorney Status Report – the attorney status reports were presented and reviewed.

The Executive Session adjourned at 8:24pm, and reconvened in Open Session for possible action on items discussed in the closed Executive session.

Upon a motion duly made, seconded, and passed, the payment option accepting one-half of finance fees for a property facing foreclosure was accepted.

GENERAL DISCUSSION

The board requested compliance letters to be sent out for dead landscaping, dead palm fronds and homeowners are to submit an ACC improvement application for landscape changes or exterior changes.

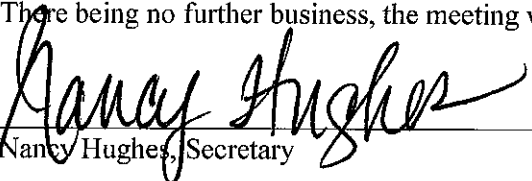
SASI was informed of the damaged wrought iron fence and approved Houston Fence to fabricate the fence replacement.

SCHEDULE NEXT MEETING

The next scheduled meeting of the Board of Directors is Thursday, March 23, 2017 at 6:30 PM at the clubhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:33pm.



Nancy Hughes, Secretary

3/23/17

Date Approved

LAKE OLYMPIA CIVIC ASSOCIATION

Visitor Sign Sheet - 2/23/2017

	Name	Property Address	Email	Phone Number
1	Jill Argento	170 FLAMINGO ISLANDS DRIVE	TAREGENT@HOTMAIL.COM RICOTTAS@HOTMAIL.COM	281-4164553 113-4472626
2	Bob Trece	2618 TOWNHILL RD W LN	TRECE@COMCAST.NET	281-438-9602
3	Gary Leist	2739 Turning Row	galeist@yahoo.com	281-437-6035
4	Janis Longmire	Lake Olympia MS. Principal	Janis.Longmire@fortbendisd.com	281-634-3520
5	Melanie Shannon	Lake Olympia Middle School	Melanie.Shannon@fortbendisd.com	281-634-6881
6	Kermit Pittman	95 FLAMINGO BAY DR		
7	Beth Szescila	73 Flamingo Honey Dr	appraiser_lady@yahoo.com	
8	Steve Lefra	4	skgrue@gmail.com	
9	Daphne Sampson	1618 Timber Creek Dr	daphsmp@aatt.net	
10	Naomi Williams	1527 Timber Creek Dr	npwill1@aol.com	832-964-3082 281-438-6286

11	ROY HARR	1435 TIMBER CREEK DR	rojekin@aol.com	913.909.9894
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