

Lake Olympia Civic Association

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

DIRECTORS PRESENT

Adrienne Barker, President

Jonathan Winfile Vice President

Chad Parkhurst, Treasurer

Marie Moore, Director

Jim Gasper, Director

Louise Patak, Director

Nancy Hughes, Secretary was not in attendance.

IN ATTENDANCE

Becky Salinas, General Manager and Krystal Pena, On-Site Manager were present representing Sterling Association Services, Inc. (SASI); ten (10) guests and homeowners were present.

MISSOURI CITY POLICE DEPT.

March Officers Report:

- burglary of motor vehicles;
- burglary with someone followed home;
- false calls have occurred with Robo calls for people to purchase green dot cards;
- solicitors are required to have a permit badge from the City, residents can contact the City to request information on permits issued for soliciting.

HOMEOWNER FORUM

Topics of discussion:

- standing water at the mailbox pad at Weeping Willow;
- infractions and curb appeal;
- policies and procedures with a 10/15- day notice, final step is a 30 day notice before legal action can be taken.

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 6:31 pm. Adrienne Barker, President, presided and Becky Salinas assisted in recording the minutes; an addition to discuss the newsletter was added to the agenda under New Business. Upon a motion duly made and seconded, the agenda was adopted with the one addition.

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 February 23, 2017 were approved as presented. *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

The board requested SASI to provide minutes one week after the meeting.

BUILDER REPORT

The following builders were discussed:

- resident/builder information for 3 Lakeside Court was approved via email.

The board reviewed and discussed the Builders Information for Hidden Cove, the board approved SuperTech as the builder. *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

COMMITTEE REPORTS

Architectural Control Committee

- no Architectural Control Committee report was provided for review.

Lakes Committee - Gary Leist, Chairman

- spoke with two contractors regarding the Oyster Creek pier/dock replacement, one proposal has been received;
- erosion of the shoreline;
- vegetation at Flamingo Island and Swan; treating with Clipper will kill the invasive vegetation;
- discussed a lake visit by boat;
- reports of violations visible from the lake
- a discussion on abandoned boats was held and Fort Bend boats will come out to remove any abandoned boats and buy them from residents who no longer want them; newsletter article to be provided on this matter.

Landscape Committee

- John O'Malley with Legacy and homeowner Beth Szescila presented their landscape design for Flamingo Island; the labor being provided/donated by Legacy and the cost of the plants and bed preparations would be around \$2500 for native plants; the board discussed the irrigation with John O'Malley, he advised he would fix any head or line needing repair during installation; the board discussed and unanimously approved the landscape plans and the amount presented; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Social Committee

- a discussion on the activity of Zumba, SASI is to make sure the room is cleared every Tuesday and Thursday if there is an activity during the day.

TREASURER REPORT

The financials for February 28, 2017 were presented and reviewed; the board accepted the financials as presented.

The board discussed the following items

- the Flamingo Bridge Project remaining balance due in the amount of \$149K will be moved to Flamingo's Financials; CPA, Barry Wuntch to make adjustments on account structure and other adjustments that need to be made.
- the Reserve loan in the amount of \$62,000 will be moved back from LOCA to the reserves.
- check the cost of electricity usage on the StarTex bills, SASI to check kilowatt usage.

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 pending items;

- no new resident listing at this time;
- an update on transition from FSR to SASI.

UNFINISHED BUSINESS

Oyster Creek Pier Replacement – SASI reported proposals are due by March 31st for the replacement of the pier to be ADA compliant.

Oyster Creek Monument Sign – the board was presented with several proposals to straighten the monument sign, the board unanimously approved the proposal presented by Property Services in the amount of \$1,780.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Pool Canopies for Marina & Kenwick – the board reviewed and discussed the proposals provided; the board unanimously approved the proposal presented by SuperTech in the amount of \$2,500.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Kenwick Pool Gate Latch - the board reviewed and discussed the proposals provided; the board requested TAE to inspect the gate to determine if they can repair the rotten bottom portion of the gate, SASI is to inform the board via email.

Marina Pool Pump Rebuild/Replacement – the board was presented with proposals with two options to rebuild the motors or replace them, the board discussed the rebuild options versus the replacement options; the board unanimously approved to rebuild the motors; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Sub-Gated Section Security Cameras - the board was updated on the completion of the security cameras for each of the gated sections; the monitoring of the cameras will be handled through the management company. SASI is to work with ICSH to get monitoring underway.

Mailbox on Parkview - the board was updated on the issue of mailbox removal and it has been reported to the Post Office; the standing water on Parkview continues to be an issue and another mailbox on Weeping Willow has standing water too; SASI will get quotes to have the concrete pads raised.

NEW BUSINESS

Pool Tag/Wristbands – the board was presented with an option to use reusable wristbands for the 2017 pool season; the board discussed and unanimously approved the use of reusable wristbands; SASI will order 2500 wristbands; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Pool Registration Form – the board was presented with the pool registration form, one minor correction was made to continue to allow three (3) people per band with a limit of three (3) bands per resident.

Clubhouse Bathroom Flanges – the board was presented with several proposals to replace the toilet flanges; the board reviewed and requested additional proposals due to the differences in the proposals provided.

Lake Electrical Panel by 2700 - the board discussed the electrical panel and requested proposals to replace the gate and get an electrician out to view the panels and provide a recommendation.

Community Garage Sale - the discussion on a community garage sale was discussed, SASI is to coordinate with Debra Grade.

Missouri City Police & Fire Donation – the board was provided a letter requesting a donation to the Missouri City Police & Fire Benefit; the board discussed and approved to donate \$250.00.

Homeowners Request to Park Metro Van – the board discussed the homeowners request and asked SASI to find out who is parking and who is using the Metro Van currently parked in the parking lot.

Newsletter - the board discussed the pending newsletter and requested SASI to set up a meeting with Jincy to go over the articles and publishing a Spring Newsletter.

The Board convened at 8:35 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 breakdown delinquency report was presented for the board to review;

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

The Executive Session adjourned at 8:47pm, 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.

SCHEDULE NEXT MEETING

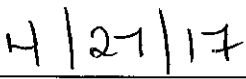
The next scheduled meeting of the Board of Directors is Thursday, April 27, 2017 at 6:30 PM at the clubhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:48pm.



Nancy Hughes, Secretary



Date Approved

**LAKE OLYMPIA
CIVIC ASSOCIATION**

Visitor Sign Sheet - March 23, 2017

	Name	Property Address	Email	Phone Number
1	K PITTMAN	95 FLAMINGO BAY		
2	LARRY EATON	220 JADE POINT		
3	GARY LEIST	2739 TURNING ROW		
4	J. Funderbark	14 FLAMING ISCH		
5	Steve Penzenik	FCSH		
6	Adrian Guice	ICSH		
7	Justin Davis Kyle Takes	TAE		
8	Beth Szescila	93 FLAMINGO LANE		
9	Deborah Jackson	2735 LAKESIDE VILLAGE DR		
10	Daphne Simpson	1618 Timber Creek Dr		