

Lake Olympia Civic Association

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON APRIL 27, 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

Nancy Hughes, Secretary

Marie Moore, Director

Chad Parkhurst, Treasurer

Louisa Patak, Director

Jim Gasper, Director was not in attendance.

IN ATTENDANCE

Becky Salinas, General Manager and Krystal Pena, On-Site Manager, were present representing Sterling Association Services, Inc. (SASI) with twenty one (21) guests and homeowners present.

MISSOURI CITY POLICE DEPT.

April Officers Report:

- few break-ins of motor vehicles with doors unlocked, burglars walk by checking for unlocked doors;
- few home break-ins in the area, urged residents to set the house alarm when leaving the house;
- officer's response times are within five minutes of the call;
- urged residents present to use the online House Watch when going on vacation; available through <http://www.missouricitytx.gov/> or by calling the Missouri City Police Department;
- monthly crime reports can be found online.

HOMEOWNER FORUM

Topics of discussion:

- aqua Zumba in the pool one day a week starting in August;
- start-up of the activities committee, Autumn Phillips and Debra Grade to coordinate with Krystal Pena;
- request of new pool furniture;
- builders placing dump containers on the streets in Jade Isle
- lake violations for property owners in Glen Lakes, one building a dock out of pallets;
- gate at Masters Lane has been damaged and was removed, residents suggested moving the gate;
- flood light near entrance gate not working at left side of gate;
- check camera recording to find out who damaged the gates;
- Lakeshore Estate dock is in need of replacement;
- compliance letters received after years of no letters.

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 7:14 pm. Adrienne Barker, President, presided and Becky Salinas assisted in recording 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 March 23, 2017 were approved with the pending corrections. *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

COMMITTEE REPORTS

Architectural Control Committee

- The Board reviewed and discussed the Lakeside Estates Ct property. The governing documents require the home to face the property street and the architect is requesting a variance due to the size of the home and the lot. The Board discussed and unanimously granted special variance to allow this unique estate home to face Lake Olympia Parkway similar to the other home on Lakeside Estates.

Lake Committee - Gary Leist, Chairman

- ongoing shoreline erosion, possibility of approaching MUD 49 to assist with funding this project;
- proposal received for the replacement of Oyster Creek Dock to be ADA compliant;
- lake boat-ride on Tuesday night at 6:30pm;

Landscape Committee

- seasonal flowers have been replaced at the front entry; due to the shocking of the fountains, John O'Malley installed a drainage system to avoid future loss of seasonal flowers;
- height of the front entrance fountain was discussed.

Social Committee

- Thomasine Johnson offered to organize a boat parade for the 4th of July and a Christmas boat and lights parade. She will coordinate with the Activities Committee.
- Make sure the room is cleared every Tuesday and Thursday for Zumba if there is an activity during the day.

BUILDER REPORT

The following builders were discussed:

- the Board reviewed and discussed the Builders Information for Island Blvd. (Jade Isle); the board requested additional financial information from the owners to consider their builder.

TREASURER REPORT

The financials for March 31, 2017 were presented and reviewed; the Board accepted the financials as presented.

Chad Parkhurst is working on the changes for the reserve accounts

MANAGERS REPORT

SASI provided an update on the following items:

- clubhouse calendar review;
- action list report - the Board reviewed and discussed pending items;
- no new resident listing available at this time;

- an update on transition from FSR to SASI was provided.

UNFINISHED BUSINESS

Oyster Creek Pier Replacement – the Board was presented with several proposals to replace the dock at the Oyster Creek Pier, the Board reviewed and discussed replacement of the pier to be ADA compliant. With no further discussion, the Board unanimously approved the ADA compliant proposal presented by Living Improvements in the amount of \$13,150.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Clubhouse Bathroom Flanges - the Board was presented with several proposals to replace the flanges in the clubhouse restrooms, the board reviewed and unanimously approved the proposal presented by Aqueduct Plumbing in the amount of \$450.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

NEW BUSINESS

Pool Handout & Rules for Pool Band Distribution – the Board was presented with the typed pool rules and pool notification provided by my Daphne Sampson to be distributed with the 2017 pool bands. No corrections or additions discussed or made.

Marina & Kenwick Pool Repairs – the Board was presented with several pool repair proposals; the Board held a discussion and unanimously agreed to table the repairs until further review with Texas Aquatics Enterprise.

Marina Fountain Repair – the Board was presented with a light repair proposal; the repair discussion was tabled until further review with Texas Aquatics Enterprise.

Tree Trimming Proposal for Park Area – the Board was presented with a proposal to have the trees trimmed along the power lines in the park area off Cotton King and Brights Bend, the board reviewed and unanimously approved the proposal presented by Urban Foresters in the amount of \$600.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Steel Drain Cover - the Board was presented with a proposal to have the steel drain cover removed next to 4422 Oak Forest Drive for cleaning of trash and debris, with replacement of the grate to the original location level with sod for stability. The Board reviewed and unanimously approved proposal presented by Legacy Landscape in the amount of \$775.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Raising Concrete Mailbox Pads - the Board was presented with several proposals for raising two mailbox concrete pads on Parkview and Weeping Willow. The Board reviewed and unanimously approved the proposal presented by Southern Concrete Raising in the amount of \$500.00 for Parkview and \$475.00 for Weeping Willow; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

Installation of a Light in the Clubhouse Supply Closet - the Board was presented with several proposals to install lighting in the supply closet in the clubhouse. The Board reviewed and unanimously approved the proposal presented by Clinton Electric in the amount of \$896.00; *Adrienne Barker asked for a motion, a motion was made, motion seconded, motion passed.*

The Board convened Executive Session at 9:24 pm.

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 10:20pm, and Open Session reconvened for possible action on items discussed in the closed Executive session.

Upon a motion duly made, seconded, and passed, the homeowners request for removal of fees associated with compliance issues was denied.

SCHEDULE NEXT MEETING

The next scheduled meeting of the Board of Directors is Thursday, May 25, 2017 at 6:30 PM at the clubhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:31pm.



Nancy Hughes, Secretary

5/25/17

Date Approved

**LAKE OLYMPIA
CIVIC ASSOCIATION**

Visitor Sign Sheet - April 27, 2017

	Name	Property Address	Email	Phone Number
1	Tom Kline	4189 Lakewood Forest		281-439-2182
2	John & Eidi O'Donnell	4155 Lakewood Forest		281-473-9284
3	Pete Fout	2810 Flamingo Island		281-731-9010
4	CHETAN KUMAR SA	104 FLAMINGO ISLAND DR. 003		281-302-8337
5	Kelly Funderbuck	14 Flamingo Is. Ct		281-435-9260
6	Gary Leist	2739 Turning Row		281 437 6035
7	Vicki Hunter	4143 Lakewood Forest		281-794-4992
8	John	4210 Lakewood Forest		713-822-5727
9	Joni Sharwood	2131 Chappell Ln		281-682-0474
10	Thomas G. Finn	2700 Lake Olympia		882-347-3811

11	Pammy Eaton	226 Jade Pt	832 276 8440
12	Lill arago	Flamingo Blvd 4611 MISTY FLOWERS DR	713-447-2626
13	KIRTI SHAH		(832) 605-4330
14	Daphne Sampson	1618 Timberland Dr	281 4374776
15	BILLY SONS	99 ISLAND	713-305-4388
16	RON FRERICH	111 ISLAND	281-265-0137
17	Joe Phillips	1635 Timber Peak	913-927-5621
18	STEVE FARRER	2707 TRC	
19		2010 Plumas View Ln	(713) 249-3912
20	Kir + Keri Kir Messa	111 Island Blvd	Kitreau@gmail.com 504-231-0382
21	Debra Grade	4115 Cedar Bend	
22	Karen Overton	831 Desert Rose Plc	832-539-1749
23	Sulie Egan	803 mostly hollow Dr.	281 438 2033

24	Anton Houston	2614 Planters View	antonhouston@gmail.com	281.236.7092
25	ERIC KOEHNÉ	4422 OAK FOREST DR.	ehkoehe@comcast.net	713-298-1328
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