

Lakewood Park Two Homeowners Association, Inc.
Board of Directors' Meeting
September 20, 2016

David Grimme
Tim Sharp
Becky Brown
Philip O'Hara
Clark Bourgeois

AGENDA- MINUTES

1. Confirm presence of quorum
David, Becky and Phil attended. A quorum was present. Tim and Clark were absent due to schedule conflicts.
2. Call to order and distribution of agenda
Called to order at 7:00PM. Agenda distributed to homeowners in attendance, 20-25.
3. Approval of Minutes
Minutes of August Homeowners Annual meeting distributed. Phil oved to approve. Becky seconded. The vote was unanimous.
4. Election of officers
Thanks to Philip Cuccerre for seeing a recent change to the Texas Property Code. Phil O'Hara discussed the election of board members. After Mr. Cuccerre discovered it a few days earlier, the Board spoke with the attorney and learned that that the Texas Property Code changed in September 2015 overriding the HOA bylaws by which previous Directors elections were held. This new provision of the Texas property code requires a separate notice soliciting candidates to appear on the ballot, rather than on the proxy or candidates requesting it at a board meeting. A number of HOA's have had to redo elections this year. Phil passed out a summary of the rule changes. According to the attorney, although the Texas Property Code requires challenges to elections to be within 15 days, the board can call for a special election. Phil moved to postpone the election of officers pending a special election. Becky seconded. The vote was unanimous.
a. BOD will investigate what it takes to redo the elections and determine an appropriate date to hold the elections. Results will be published.
5. Review of bookkeeper's report
The board distributed 2016 budget and Year To Date actuals as well as a redacted bookkeepers report. The current savings/reserve amount is approximately \$170K as of 9/20/2016. This is an increase over the last 5 years. After expenses for the rest of the year, this comprises 1.5-2 years of expenses. The board approves this amount going forward as a reserve for capital expenses.

HOA dues were reduced a few years ago and have been flat the last few years. The biggest expenses are trash, electricity and landscaping.

There was homeowner discussion of insurance coverage, park trash pickup, and WCA fees. There was a homeowner suggestion to get a quote for park trash pickup from Noack and WCA.

a) BOD will request quotes from Noack and WCA to empty park trash can, put new bag, and take to curb or carry off every Monday and Thursday night or pick up from pavilion at every trash pick-up day.

b) BOD will find out if the damage done by lightning strikes in the park is covered by HOA insurance.

6. Committee reports

ACC

Phil described the ACC policies and practices. The board is requesting volunteers to check and submit violations.

There was homeowner discussion of ACC violations. Sometimes discretion is needed to account for individual circumstances. At the same time, deed restrictions need to be enforced to maintain property values. Some violations have been ongoing. Violation enforcement requires following the legal procedures. The HOA pursues liens against properties with uncorrected violations but those are secondary to taxing authorities and mortgages. They are most effective when a house is to be sold.

Beautification

The park equipment has had repairs done in April and August of this year. The slide broke recently when a tree being removed fell on it. A replacement has been ordered and should be en route. The entrance signs have been power washed. The Board has received 3 quotes for power washing park sidewalks, equipment and pavilion. The hope is that power washing removes park graffiti so that those pieces don't have to be replaced.

There was homeowner discussion on the new fence at the back of the park and gating the park both in back which is already gated and in front.

There was homeowner discussion on an ACC volunteer adding the park to the ACC route.

There was homeowner discussion on park improvements, such as a splash pad including installation and ongoing costs insurance and maintenance, as well as whether it would attract crowds.

The HOA does not freely own the park but has to keep it as a park.

a) BOD to check with lawyers whether the HOA, as a 501c, is allowed to block access to the park. Tony Goncalves mentioned out that when he served on the board, the HOA was not allowed to block access.

b) BOD to investigate expenses in installing a splash pad.

Social

Jennifer Gouge volunteered to set up a social event in the park at Christmas.

7. New business

Park committee proposal

8. Old business

Training of ACC volunteers

The ACC chairman is setting up a training session for volunteers. This was planned for tonight but postponed due to the hour.

a. ACC volunteers please email bod@lakewoodparktwo.com

Park equipment maintenance

Recent maintenance was done in April and August. (See above)

Mosquito spraying

Board and Homeowner discussion of effectiveness and side-effects of street-side spraying vs. individual yard spraying. The County sprays based on the results of mosquito traps and disease carrying mosquitos. The Board has not decided to contract for additional spraying.

Mgmt Companies

Jennifer Gouge presented a proposal from Spectrum. The Board has also spoken with and received proposals/quotes from Crest and PCMI.

For any management company, we have to consider the incentives the company has, are they paid by the ACC violation and have incentives to write many, how they select vendors, what duties they have and how that compares to a bookkeeper. A Board still has to make decisions on legal pursuit of violations, capital improvements and policies.

Traffic

David spoke with a Constable's office Lieutenant and requested additional enforcement and a radar sign. The Constable's office prefers to put a radar sign in a median for safety but we do not have medians. The constable has added extra traffic patrols this week but reported light traffic.

David mentioned the county requirement to get a majority of homeowners/residents to petition for a 20 MPH speed limit on a form specified on the Precinct web site.

a. Board looking for volunteers to get signatures of majority of homeowners/residents.

<http://lakewoodparktwo.com/area.htm> has a link to 20 MPH Petition.

<http://www.hcp4.net/Portals/1/Launch/Assistance/Community%20Assistance%20Department/Request%20Service/SB540AffidavitPetition.pdf>

Additional Topic: Lot Sizes

Phil O'Hara asked to share with the attendees the information on lot sizes, dues and votes. Some homeowners own one lot, some 1.5 lots and some 2 lots. HCAD shows the lots associated with each street address and owner. The Articles of Incorporation of 1984 specify that dues and votes are per lot.

9. Executive session if required

Not required

10. Adjournment

Adjourned at 9:30 PM.

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