

MINUTES
BOARD OF DIRECTORS MEETING
April 15, 2024
lazyriverclubinc.com
lazy.river.board@gmail.com
979.398.1395

Call to Order 7:08 pm (time)

Open in prayer led by James

Pledge of Allegiance led by James

Roll call of members with introduction of visitors and new members

Catrina Robbins, President & Secretary Katy Sealy, Treasurer

Dale Phillips, Vice-President - Absent James Toman, Director

Property Owners Kate and Kevin Mize

Visitors None

Secretary: March Meeting Minutes:

Motion to accept: James 2nd Katy Vote Yes - All

Treasurer's Report:

Motion to accept Catrina 2nd James Vote Yes - All

Committee Reports:

Pool Committee Report – Nothing to report for April meeting.

Deed Restriction Report

Dale was not in attendance. He took pictures on 4.14.2024 and provided them to Katrina. Katy and Katrina will review together, and Katrina will prepare violation letters. Katrina will post on both Facebook groups a reminder asking property owners to maintain properties in accordance with governing documents.

Property Owner Open Forum:

1. Time for property owners to discuss items related to the Lazy River community. [5 to 10 minutes]
 - a. No topics brought forth in the April meeting.

OLD/UNFINISHED BUSINESS:

1. Swimming pool expense – **Open**
 - a. Combo Lock Update
 - i. The lock company came out to the community pool and took measurements. The company's location is in the area of Katy that experienced a tornado and business could be impacted. Katy to follow up with lock company.
2. 2024 Budget plans – **Open**

- a. The Board will continue to closely monitor the HOA budget and needs throughout 2024.
- 3. Neighborhood Signs – **Closed**
 - a. There is concern that Qassar will bring heavy equipment on community roads. Dale contacted Austin County to request truck load limit signs for the neighborhood, especially the small bridge over the creek. Austin County has denied the request for signs.
- 4. Volunteer Opportunities – **Open**

We will continue to plan volunteer activities during the monthly HOA meetings.

 - a. Nature trails – Clearing the nature trails in the pool community area will be the first volunteer opportunity. The Board may be able to provide water and possibly snacks. Volunteers will be required to sign a general release to be part of this project. The Board lacks the funds to be held liable for snake bites, allergies, or incidents with equipment, etc.
 - b. Riverfront area – This volunteer project will occur after the Nature Trail clearing project. This project will also require a general release to be part of the project. This work will require construction skills and knowledge. We will reach out within the community to see who can help make the riverfront area a nice, safe space.
- 5. 2024 Focus Items – **Open**
 - a. SOPs and KPIs – Catrina’s goal in 2024 is to document the Board’s processes and establish standards for Board activities.

NEW BUSINESS:

- 1. 2024 Swim Season - **Open**
 - a. Discuss removal of diving board – The Board received one liability insurance quote for the pool and community area in 2024. Two insurance companies declined to quote due to the diving board. While removing the diving board will not ensure a reduction in liability insurance, it will lessen the possibility for accidents and allow additional insurance companies to provide a quote in 2025. This change is in alignment with the Board’s directive to receive at least three quotes for all services received.
 - i. Due to Dale’s absence, the Board will vote on removing the diving board in the May 2024 monthly meeting.
 - b. Pool opening date – Memorial Day or Sooner for 2024 Swim Season. - **Closed**
 - i. Kate Mize offered to open the pool and help with trash. Catrina Robbins will be the backup opener when Kate is not available.
 - 1. Main Opener: Kate Mize
 - 2. Backup Opener 1: Catrina Robbins
 - 3. Backup Opener 2: Neddy Hess
 - ii. Jeff Croteau offered to close the pool and help with maintenance tasks via text message to the Board’s cell

phone. Catrina will follow up with Jeff to confirm he is willing to be the main pool closer. Neddy has also offered to help close the pool.

1. Main Closer: Kate Mize | Jeff Croteau
 2. Backup Closer 1: Dale Phillips
 3. Backup Closer 2: Neddy Hess
 4. Backup Closer 3: Catrina Robbins
- iii. We will provide pool keys until the combination lock can be sourced and installed.
 - iv. Catrina Robbins to post the decision to open the community pool effective April 16, 2024 on both Facebook groups.

2. Lazy River governing Documents - Open

- a. Lazy River's governing documents include By-Laws and Covenants.
- b. The documents used to govern the neighborhood were updated in 2022 with the assistance of an attorney. When reviewed, the attorney identified items that were no longer enforceable and recommended adding some items. The By-Laws were passed, but the Covenants did not receive enough votes.
- c. The documents were updated and sent out to obtain a vote by property owners. Feedback from property owners included that it was difficult to understand what changed between the old and new documents, it was hard to see what was new and what was removed.
- d. Between now and July, Catrina Robbins is going to conduct an in-depth review of the old and new Covenant documents to create a summary of changes. The old and new Covenants and summary will be presented in the July HOA meeting for Board and property owner feedback before sending packages out to property owners for a vote.

Establish the next Board meeting date May 20, 2024, 7:00 pm.

MOTION TO ADJOURN:

___Katy___ 2nd ___Catrina___ Time ___7:40 pm___

Open executive session: 7:44 pm

EXECUTIVE SESSION: Discussion of deed violation, Delinquent Accounts, and Legal.

MOTION TO ADJOURN: ___Catrina___ 2nd ___James___
Time ___7:51 pm___