

LAZY RIVER CLUB
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Minutes of Board Meeting February 20, 2023

Vice President Catrina Robbins called the meeting to order at 7:36 pm. James Toman opened the meeting with prayer and the Pledge of Allegiance was recited.

IN ATTENDANCE:

Neddy Hess, President	Excused
Catrina Robbins, Vice President	Present
Katy Sealy, Treasurer	Present
Jennifer Hart, Secretary	Present
Dale Phillips	Excused
James Toman	Present

Quorum established: Yes

Property Owners Present: James & Teresa Casassa, Steve & Cindy Noack, Alvin Linhart, Martin Diaz, Justin Hart, Brad Downum, Kathy Myrdick Jose Lopez, Maximo Lopez,

Visitors: Chris Briggs & Tommy Teague

Minutes from the January 16, 2023 meeting were read.

Motion to amend: Katy Sealy

2nd: Jennifer Hart

Accept to amend: Unanimous

Committee Reports:

Treasurer's Report – 42 late notice were mailed on 2/20/23. With ACAD we got some updated addresses to help get some payments on fees owed. The 990 N has been filed. Jennifer Hart report. Dale Phillips seconded. All in favor.

Deed Restriction Report: To be delayed until Neddy is in attendance

Pool Committee Report: Pool committee report until Neddy is in attendance.

OLD/UNFINISHED BUSINESS

1. Statements have been sent out for the end of they year and updated infomration was requested.
CLOSED
2. Pool Key from Jeff Croteau, waiting on Neddy, OPEN
3. Deed Report. OPEN

4. Covenant Status. We still don't have 2/3rds of the lots returning a proxy, we have until 9/12/23 to count votes. Catrina Robbins gave updates on change from previous covenants sent and requested property owners in presence to return proxy's. OPEN

Movie night to be rescheduled tentatively

5. for April 15th. OPEN
6. Pool Sign – remaining open item to discuss before pool opens in 2023. OPEN
7. Yard of the Quarter – remaining open until Spring 2023, working on getting a sign. OPEN

NEW BUSINESS

1. Pool Repairs – Pool repair from freeze was put out for quote, Board approved an estimate and the pipe was fixed, we need to still fix the overhead sprinkler. OPEN
2. Nominating Committee – The nominating committee has asked several people and no one has offered to run for the board. We have also not had anyone reach out to LRC interested in being put on slate. CLOSED
3. The Nomination slate was presented to the board for approval. Katy Sealy motioned to approve slate and Catrina Robbins seconded it. CLOSED
4. Date set to mail the slate of candidates for the voting at Annual Property Meeting was set for February 21, 2023 which gives the at least 20 day notice as required. CLOSED
5. Date and time for the Annual Property Owners Meeting set for March 19, 2023 at 1:30 pm at the pool office. CLOSED
6. TCEQ, State of Texas Environment Quality – There is a new issue with standing water on some Lazy River homeowner's property. This is believed to be caused by the new development of land not part of the subdivision but is affecting LR property. The County Commissioner was contacted and he said for us to contact TECQ. OPEN
7. Steve Noack, property owner, requested to be put on the agenda. On July 23, 2022 he observed Isidro Hernandez on Mr. Noack's riverbank with equipment changing the landscape of his property. When Mr. Noack asked Mr. Hernandez what he was doing, Mr. Hernandez stated LRC Board President, Neddy Hess gave him permission to build a boat ramp on Lazy River property. Mr. Hernandez started on Lazy River property but also began to excavate Mr. Noack's property. Board members did confirm that Neddy Hess did give Mr. Hernandez permission to do it on Lazy River property not on Mr. Noack's property. This matter was not brought up to or voted on by the Lazy River Club Board. As soon as Lazy River Club Board was informed we began working immediately to contact our insurance company and file a claim for both Mr. Noack's riverbank and the Lazy River Club's riverbank. That claim was denied and Steve Noack is seeking action from the board. Mr. Noack was informed that the responsible party was Mr. Hernandez whom took it upon himself to enter and begin work on Mr. Noack's property. Mr. Noack state that some time ago Neddy Hess told him she would personally pay for it but the board told her not to. Katy Sealy, treasurer confirmed that statement as at that time we were trying to go through insurance. Mr. Noack stated that his next step was to go after everyone on the board to resolve the situation. Katy Sealy stated the board is a corporation and it was reiterated again that the board did not discuss nor vote allowing Mr. Hernandez to build a

boat ramp and it was a discussion between Neddy Hess and Mr. Hernandez. Mr. Noack then exited the meeting saying we wouldn't like the next steps. After his exit another property owner asked if the president should resign because of this. Katy Sealy says she stands behind Neddy Hess and that everyone makes mistakes. OPEN.

8. Catrina Robbins opened floor to questions. A question was asked if there is a deed restriction chairperson, and the answer is yes, Dale Phillips is. Someone questioned about people living in RV's. It was stated that you may have an RV on the property but may not live in it. Yes, some people did come before the board and request permission to live in an RV temporarily while building a permanent structure and that some received extensions that have expired. We are following up with 209 letters for deed restrictions.

Established the property annual meeting : March 19, 2023, 1:30 pm

Established the next Board meeting date: It will be held March 20, 2023 @ 7:30 pm

Katy Sealy motioned adjourn to executive session. Catrina Robbins seconded it. All in favor

Close Open Session Board Meeting at 8:41 pm.

Minutes recorded and typed by Jennifer Hart

Minutes of Executive Session February 20, 2023

Open executive session at 8:48 pm

1. Property Accounts/Deed restrictions discussed
2. Legal issues discussed
3. Webpage options discussed

Jennifer Hart Motioned motioned to adjourn and was seconded by Catrian Robbins at 8:54 pm.

Minutes recorded and typed by Jennifer Hart
