

MINUTES  
BOARD OF DIRECTORS MEETING  
January 22, 2024  
<http://lazyriverclubinc.com/>  
[Lazy.river.board@gmail.com](mailto:Lazy.river.board@gmail.com)  
979-398-1395

Call to Order: Neddy Hess called the meeting at 7:00 pm

Open in prayer by Property Owner– Dale Phillips

Pledge of Allegiance led by All

Roll call of members with introduction of visitors

Neddy Hess – President – Present

James Toman – Director – Present

Catrina Robbins – Vice President – Present

Dale Phillips – Director – Present

Jennifer Hart – Secretary – Absent | Excused

Katy Sealy – Treasurer – Present

Property Owners: None

Visitors: Chris Briggs

Vice President: Minutes from November 2023 meeting

Motion to Accept: Katy Sealy 2<sup>nd</sup> to Accept: Catrina Robbins Vote: All in Favor

**Committee Reports:**

Treasurer’s Report:

Receiving 2024 HOA fees from property owners. From 2023, 12 delinquent accounts remain. 1 of the delinquent accounts is in contract but is not making payments according to the payment plan.

Motion to Accept: Catrina Robbins 2<sup>nd</sup> to Accept: Dale Phillips Vote: All in Favor

Pool Committee Report:

The pool was turned off for the early January freeze and remains off currently. The valve needs to be turned on in the HOA shed. Once the valve is opened and the pool equipment turned on the pool maintenance company can inform if any repairs are needed. Otherwise, pool needs will be reviewed in next month’s meeting.

Deed Restriction Report:

No update.

## OLD/UNFINISHED BUSINESS

1. Venmo Account - account is not working correctly and will not be used. Zelle Account is working and will be utilized for property owners who would like to pay HOA and other fees electronically. CLOSED.

## NEW BUSINESS

1. Discussed 2024 budget needs. OPEN
  - a. Identify fixed and flexible costs for 2024 operating budget.
    - i. 2023 budget contained approximately \$7,500 in standard cost including pool and lawncare monthly maintenance, electricity, office supplies, etc.
  - b. Combo locks for pool gate and river access gate. OPEN
    - i. Catrina to provide options at the February 2024 HOA meeting.
    - ii. Need to confirm if a lock is required for insurance purposes. Katy is investigating.
2. Nominating Committee Candidates. Neddy Hess added post to FaceBook for people who are interested in being on the nominating committee. OPEN

Motion to Adjourn: Dale Phillips      2<sup>nd</sup> to Accept: James Toman      Vote: All in Favor

Establish next Board Meeting date as February 19, 2024 at 7:00 pm

Close Open Session Board Meeting: 7:32 pm

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Recorded Catrina Robbins