

MINUTES  
BOARD OF DIRECTORS MEETING  
June 17, 2024  
lazyriverclubinc.com  
lazy.river.board@gmail.com  
979.398.1395

Call to Order 6:58 (time)  
Open in prayer led by James Toman  
Pledge of Allegiance led by James Toman  
Roll call of members with introduction of visitors and new members  
Catrina Robbins, President Katy Sealy, Treasurer  
Dale Phillips, Vice-President (Absent) Kate Mize, Secretary  
James Toman, Director

Property Owners: James & Teresa Cassasa, Brad & Ivy Downum, Kevin Mize  
Visitors n/a

Secretary: May Meeting Minutes:  
Motion to accept: James Toman 2nd Kate Mize Vote: All - Yes

Treasurer's Report:  
Motion to accept Catrina Robbins 2nd James Toman Vote: All - Yes

**Committee Reports:**

Pool Committee Report

Deed Restriction Report

**Property Owner Open Forum:**

1. Time for property owners to discuss items related to the Lazy River community. [5 to 10 minutes]

A property owner asked if the County took over annual maintenance dues and regular maintenance of flood buy out properties. The Treasurer confirmed Austin County paid annual maintenance fees for 2024. The Board was not included in the buyout contracts, however, emails with the County's legal team state purchased lots are to go back to nature. Per the emails, neighbors can maintain the flood buyout lots, if desired. Austin County will not provide regular yard care to maintain. The Board is not aware whether there is a limit on the number of years Austin County will pay annual maintenance fees or if payments will be received annually. The Treasurer will bill Austin County annually for the flood buyout properties.

How many lots in voluntary buy out? 19 lots were included in the buyout process.

A property owner reported a neighbor hauled in trash on a trailer and is burning the trash in the backyard. A large explosion that shook nearby homes occurred on June 16, 2024. Austin County Sheriff and Fire Department was called. The Board advised contacting the EPA due to the types of items being burned.

**OLD/UNFINISHED BUSINESS:**

1. Swimming pool expense
  - a. The Board voted to request donations and explain why donations are needed.  
Motion to Vote: Catrina Robbins 2<sup>nd</sup>: Kate Mize, Vote: All - Yes
2. 2024 Budget plans [Closed]
  - a. 2025 budget – key deposit and usage fee will be determined in 2025 Budget preparation and included in 2025 Budget provided at Annual meeting.
3. Volunteer Opportunities [Closed]
  - a. Put off until fall
4. 2024 Focus Items [Closed]
5. Lazy River Governing Documents [On Hold]

**NEW BUSINESS:**

1. Neighborhood Improvements [Closed]
  - a. ADA Compliance Request
    - i. A property owner confirmed the toilet is 16” high and meets ADA compliancy requirements.
  - b. Dumpster Rental [Closed]
  - c. Basketball Goal [Closed]
2. Vote to add member to the Board to fill interim position [Closed]

Establish the next Board meeting date July 15, 2024, 7:00 pm.

Vote: Motion: Katy Sealy, 2<sup>nd</sup>: James Toman Vote: All - Yes

**MOTION TO ADJOURN:** Kate Mize 2<sup>nd</sup> Catrina Robbins Vote: All – Yes  
Time 7:41 pm

Open executive session:

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

Executive Session Started: 7:43 pm

MOTION TO ADJOURN:     Kate Mize     2nd     Katy Sealy     Vote: All - Yes  
Time     8:00 pm