

MINUTES
BOARD OF DIRECTORS MEETING
March 18, 2024
Website: lazyriverclubinc.com
lazy.river.board@gmail.com
979.398.1395

Call to Order 7:00 pm
Open in prayer by Dale
Pledge of Allegiance led by All

Roll call of members with introduction of visitors and new members

Catrina Robbins, President & Secretary	Dale Phillips, Vice-President
Katy Sealy, Treasurer	James Toman, Director

Property Owners: none
Visitors: none

Secretary: Minutes of prior month's meeting:

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

Treasurer's Report:

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

Committee Reports:

Pool Committee Report
Deed Restriction Report

Old/Unfinished Business:

1. Swimming pool expense – See committee report.
2. Combo Lock for Pool Gate - Open
 - a. Katy to follow up on lock information provided.
3. Venmo Account - Open
 - a. Katy is unable to move the \$150.00 balance currently in the Venmo Account to the HOA bank account. Katy's personal CPA suggested paying vendors with the balance.
Motion to accept: Catrina 2nd: Dale Vote: Yes - All
 - b. All mention of Venmo payment has been removed from documents and the HOA website.
4. 2024 Budget Plans
 - a. Reconfirmed needs to obtain 3 quotes for all services (when possible).
 - b. Pool monthly cleaning fee remains \$400.00/month for the 2024 pool season.
 - c. Lawncare monthly fee remains \$100.00/month, not to exceed three mowing services per month for 2024.

New Business:

1. Thank 2023 Board Members who are retiring: Neddy Hess and Jennifer Hart - **Closed**
 We would like to thank the 2023 HOA Board Members, Neddy Hess and Jennifer Hart, for their hard work as members of the Board. This is a volunteer position that carries a lot of responsibility and also a level of stress to manage current tasks while also planning for the future. [See Facebook Posts attached]
2. Discuss non-Board Member assistance and opportunities - **Closed**
 Neddy has offered to continue providing Spanish translations for Facebook posts and HOA Website updates.
 Jennifer has offered to continue administration of access requests for the Facebook Property Owners and Community Pages.
 Many thanks to both for their continuing contributions for Lazy River.
3. Welcome 2024 Board Members - **Closed**
 2024 elected Board Members are: Catrina Robbins, Dale Phillips, and James Toman. James will retain his Director position. President and Secretary roles are assigned to Catrina. Dale assumed the role of Vice-President. Katy will remain in the role of Treasurer. See Facebook post for Board Member tenure and next voting cycle.
4. HOA Board – Discussed keeping the Board as a volunteer inter-community entity, Dissolve, or join a Co-Op. The vote was unanimous to keep inter-community Board of Directors - **Closed**
 - a. Keeping the Board – Running the Board as volunteers from the community is difficult. HOA fees are not paid by all residents. Maintenance costs for items including the community pool and grounds increase over time. Having inter-community allows for flexibility in planning and overseeing the community’s Covenants and By-Laws.
 - b. Dissolve – Monthly expenses are increasing and repairs take much of the HOA budget.
 - c. Join a Co-Op – Obtain assistance to hold residents accountable for annual HOA fees and provide oversight of Covenants and By-Laws. This is a high cost and we lose the flexibility for our community.
 Motion to accept: Catrina Robbins 2nd: James Toman Vote: Yes – All
5. Volunteer Opportunities – Discussed volunteer opportunities for residents. Two items identified are clearing of the nature trails in the back of the community and repairing the community boat dock. We will need to discuss timing during the April meeting. - **Open**
6. Focus items for 2024 session of the Board - **Open**
 - a. Documentation of processes and creation of templates.
 - b. Monitoring Qassar activities.
 - c. Contacting Austin County regarding heavy load truck signs for the neighborhood.
 - d. Identifying community/volunteer activities.
 - e. Using Facebook Property Owners and Community pages to increase communication and transparency via posts and to conduct polls.

Establish the next Board Meeting Date: April 15, 2024, 7:00 pm.

Motion to Adjourn: James Toman 2nd: Catrina Vote: Yes - All

Open Executive Session: 8:09 pm

Executive Session: Discussion of deed violations, delinquent accounts, and Legal.

Motion to Adjourn: James Toman 2nd: Katy Sealy Vote: Yes - All

Executive session closed: 8:10 pm