

MINUTES
BOARD OF DIRECTORS MEETING
May 20, 2024
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Call to Order 7:10 pm (time)

Open in prayer led by Dale

Pledge of Allegiance led by Dale

Roll call of members with introduction of visitors and new members

Catrina Robbins, President & Secretary Katy Sealy, Treasurer

Dale Phillips, Vice-President James Toman, Director

Property Owners Kat Murdoch, Ivy & Brad Downum , James Cassasa, Jeff Croteau

Visitors Chris Briggs

Secretary: April Meeting Minutes:

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

Treasurer's Report:

Motion to accept Dale 2nd Catrina Vote All - Yes

Committee Reports:

Pool Committee Report

In addition to weekly professional cleaning, Kate Mize is skimming the pool multiple times per week. The cotton wood trees are shedding, and debris is getting into the pool. Additional skimming and frequent cleaning of the in-ground skimmers will help keep the pool equipment running efficiently.

It was brought to the Board's attention that children have hopped the pool fence in the past (last summer). Catrina will reach out to Kate and ask her to keep an eye out for this activity. Anyone not using a pool key is considered trespassing. If it is a child, Catrina will capture picture from camera system and prepare a violation letter. Brad will personally visit and provide the violation letter to the parents. A violation file will be created for the parents and documentation will be kept should police involvement be required.

Jeff Croteau offered to help close the pool when needed and provided contact information to the Board.

Deed Restriction Report

The Board will begin sending violation letters the week of May 26th. Going forward, a schedule will be followed for violation letters. In each month:

- Week 1 - Violation pictures will be taken and provided to the Secretary.
- Week 2 – Secretary to prepare violation letters.
- Week 3 – Violation letters reviewed by the Board during monthly HOA meeting. Violation letters will be mailed by the end of week 3.

Discussion regarding lawncare by residents included the Board's need to explain that ditch maintenance is the property owner's/resident's responsibility. The County's budget allows for cleaning of the neighborhood's ditches only two times per year.

Property Owner Open Forum:

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

Discussion of pool included Jeff Croteau stated he does not want the diving board removed from the pool. The Board responded that the diving board will remain throughout the 2024 swim season. The reason removal of diving board is being considered is only one liability insurance company will provide a policy. Two other insurance companies refused to quote due to the diving board. The liability insurance policy for the pool area was recently renewed so no change is required at this time. In the fall, when preparing for 2025 budget, either the President or Treasurer will reach out to obtain quotes with and without diving board to see if there is sufficient cost savings to consider removing the diving board. Before removing the diving board, this item will be included in the HOA meeting agenda and a discussion and vote will occur.

Kat Murdoch brought forth three items for discussion including aggressive dogs off-property dogs, restricted animals, and violation letters.

Kat Murdoch informed the Board that a property owner has a lamb at the front of the entrance property. Lambs are not an approved animal to have in the Lazy River community. The Board will send a violation letter to the property owner by Sunday.

Kat Murdoch asked the Board if violation letters have been sent out within the last few months. Catrina explained that she recently finalized a procedure for violation letters that will be presented to

Board members in tonight's executive session. The Board will begin sending violation letters by the end of this week. Going forward, violation letters will be sent the third week of each month.

Kat Murdoch reported loose animals including a dog coming off a property and a biting incident. The property owner's address was identified. Jeff Croteau reported the same dog bit Jeff's girlfriend.

James Casassa requested to have a violation letter sent to the person living in a camper in the front of the neighborhood and mentioned other properties with loose, aggressive dogs. Katy wrote down the addresses provided and will send to Catrina to prepare violation letters.

Catrina Robbins offered to make Facebook posts on both FB accounts regarding loose, aggressive dogs in addition to sending violation letters. Meeting attendees were in favor of these actions.

Brad Downum brought up the need to have 2024 pool liability waivers for all residents using the pool or who have a pool key assigned. Everyone agreed this is necessary to protect the community. Catrina will create a sign to post on the pool gate and create Facebook posts stating all residents who use the pool need to sign a 2024 Pool Liability Release Form and provide dates/times (at least 2) when a Board member will be in the club house to handle this activity. Catrina to ask Kate Mize and Brandy Noack to help spread the word in the pool area that 2024 pool liability releases are needed.

OLD/UNFINISHED BUSINESS:

1. Swimming pool expense – **Closed**
 - a. We will not change the pool area lock to a combination lock.
 - b. The Board will create a plan to retrieve all pool keys at the end of the swim season. Options include providing the key deposit return for those that paid a deposit and offering \$5.00 refund for those that did not pay a deposit.
 - c. In the Fall, as part of 2025 budget preparations, the Board will discuss options for 2025 swim season for pool key deposits and usage fees.
2. 2024 Budget plans – **Closed**
 - a. The Board will continue to monitor the 2024 budget.
3. Volunteer Opportunities – **Open**
 - a. The park area behind the equipment building. Overall, meeting attendees are interested in a volunteer event to clean out the area and re-make trails and park area. James Casassa mentioned in the past there was an argument that the park area may be used by kids doing drugs and drinking. The Board will

check to see if any security cameras can be used to monitor the area. Interest in doing the park area again. The Board will need to discuss when we can schedule this event. The Board can provide water, ice, ice chests, and sandwiches for lunch and snacks. All participants will be required to sign a general release of liability before participating in this event.

4. 2024 Focus Items – **Closed**

a. James Casassa stated that Teresa can help provide guidance on how the Board functioned historically to help Catrina create procedures for Board functions.

5. Lazy River governing Documents – **Open**

a. Catrina continues to work on review of current and proposed governing documents. The goal is to provide a draft review and receive feedback at the July HOA Monthly meeting.

NEW BUSINESS:

Establish the next Board meeting date June 17, 2024, 7:00 pm.

MOTION TO ADJOURN: Katy 2nd Dale Time 8:04 pm

Open executive session:

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

MOTION TO ADJOURN: Katy 2nd Dale Time 8:08 pm