

Townhall

Lazy River Subdivision

October 28, 2024

Hurricane Beryl

Governing documents adherence letters to be halted until January 2025. This pause is required by federal requirement. The Board will provide updates on the new Governing Document Process in the November meeting.

Governing Document adherence begins in January 2025. Any property owners who need an extension to complete repairs, cut down trees, etc. can submit a request in writing or by email to The Board.

Accomplishments | Completed | Closed:

- The Board received lot votes from 132.5 as of 10.26.2024. We must have at least 200 lot votes to make the vote official.
- 2025 Budget Preparation. The Board is making every effort to balance the 2025 HOA budget. Due to the number of lot votes needed to increase the Annual Assessment Fee, adjustments have been made but are not enough to have a balanced budget for 2025.

In Progress

- Close Out 2024 Swim Season. The community pool closed September 16th. Return the Key events will be posted on Facebook and on the HOA website.
- 2025 Budget Planning. The budget forecast will continue to be provided at monthly meetings for review and response.
- Collections. The Board continues to reach out to property owners who have unpaid Annual Maintenance fees.
 - A draft policy will be reviewed in the October meeting and voted on.

Upcoming

Future - Short Term (1 - 3 months):

- Improvements for governing document enforcement processes. The goal of this process change is to guide property owners toward compliance with governing documents and limit legal expenses. Changes will be presented for vote at a future Monthly meeting.
- Board Member Elections.

Tenure Schedule for Board Positions:

To ease transition and allow for transfer of information, Board positions are elected according to the schedule below.

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In the 2024 voting cycle, we experienced two resignations: President and Treasurer. To maintain the voting cycle, Catrina Robbins accepted the President position and Kate Mize accepted the Secretary and Treasurer positions for 2024. All positions were accepted for the remainder of their term.

In 2025, the President, Treasurer, and Director positions will be eligible for vote.

President - tenure is 3 yrs. - next voting cycle is 2025

Vice President - tenure is 2 yrs. - next voting cycle is 2026

Treasurer - tenure is 3 yrs. - next voting cycle is 2025

Secretary - tenure is 2 yrs. - next voting cycle is 2026

Director - tenure is 1 yr. - next voting cycle is 2025

Future - Long Term (4 months - 3 years):

- Community Pool – Q1 2025: The Board will request general liability insurance quotes with and without the diving board. General liability insurance for the community pool is paid in April of each year.
- Rebranding of Lazy River HOA. The Board is working to rebrand and relaunch Lazy River Club, Inc. to all residents. This is a huge effort to bring accountability and transparency to the community.

*** The Board seeks input from the community. What are we doing well? What can we do better? What are we missing? ***