

BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION, INC.

Minutes of a Special Meeting of the Board of Directors

January 20, 2020

Notice and Attendance. Following email notice to all directors, a special meeting of the Board of Directors of the Bayou Island Park Homeowners Association, Inc., a Texas non-profit corporation (the “Association”), was held at the residence of Santosh Kedia, 1030 Bayou Island Park, Houston, Texas, on Monday, January 20, 2020, for the principal purpose of electing officers in accordance with Section 1 of Article V of the Bylaws of the Association. No notice of the meeting was provided to other members of the Association, inasmuch as no formal action of the Board was on the meeting agenda and no such action was taken at the meeting.

The following directors were present throughout the meeting:

Hernan Guajardo, Jody Harrington, Santosh Kedia, Kit La, and Reggie Spiller.

In addition, Mike Harrington was present at the invitation of the directors.

Convention of Meeting. A quorum of the Board being present, Mr. Spiller called the meeting to order at approximately 7:00 p.m. With the concurrence of all others present at the meeting, Mr. Spiller agreed to act as moderator. He also distributed a written agenda to all other directors.

Election of Officers. Upon motion duly made and seconded, the following persons were elected officers of the Association, each to serve until his or her successor shall have been duly elected and shall have qualified:

Reggie Spiller: President
Santosh Kedia: Vice President
Kit La: Treasurer
Jody Harrington: Secretary

Mr. Guajardo was designated as the director responsible for water matters, particularly the procedures for making wireless flowmeters available to all residents who wish to install them and for possibly extending the program to the common area outside the entrance gates.

Having been elected Secretary, Mrs. Harrington proceeded to record the transactions of the meeting.

Other Matters. The President informed the meeting that he believes that all residents have now paid their annual assessments. He agreed to ask the former Treasurer, Scott Holliday, for an electronic version of the annual financial statements so they could be distributed to all homeowners.

Mrs. La agreed to coordinate with Scott Holliday and Bill Holland in order to replace them as signatories on the Association's checking account at Wells Fargo Bank and its Certificate of Deposit, respectively.

Mr. Spiller projected a visual image of available vehicle parking spaces inside the gates of the Association, and a lengthy discussion followed respecting parking matters generally. Mr. Harrington summarized the existing parking rules for the Board, and he agreed to draft an email that the President could send to all residents emphasizing the need for them to engage in self-policing of the parking rules and providing them with forms of notices of the rules for use with contractors and vendors, on the one hand, and residents and their guests, on the other hand.

A brief discussion followed respecting the steps that might be taken to discourage parking along Bayou Island Drive that might block the HFD's access to the two fire plugs within the gates of the Association. The directors discussed the desirability of painting the inside curb red in the immediate vicinity of each of the two fire plugs, but no final decision ensued.

The President briefed the meeting on a request from a resident that he be allowed to post a for-sale sign on the common area near Gessner. Prior to the meeting, Mr. Harrington had emailed to the directors his analysis of the legal issues that the request presents under the Second Restated and Amended Covenants etc. of the Association. At the meeting Mr. Harrington confirmed his advice that accommodating this request would require the Board to grant a variance; however, he also indicated that the conditions set out in the Second Restated and Amended Covenants etc. for granting a variance do not seem achievable in this instance, especially the condition that a failure to grant the variance would cause the applicant a "substantial hardship." The Board also expressed concern that, even if a variance were legally permissible, it would establish a precedent that could give rise to other requests for private usage of the common area. In light of all those considerations, the directors unanimously agreed not to grant the request.

Mr. Spiller mentioned that Doug Quinn has requested the approval of the Architectural Control Committee for an extension of his existing back porch. Mr. Spiller indicated that, in line with his approach to building requests generally, he has asked Mr. Quinn to review the project with his neighbors to be sure they are comfortable with it and to provide him with any plans for the project.

In response to a question raised by Mr. Kedia about the composition of the Architectural Control Committee, Mr. Harrington pointed out that the Second Restated and Amended Covenants etc. of the Association provide (in Sec. 4.01(a)) that the full Board will serve as the committee until such time as the Board may elect to form a smaller committee.

Mr. Kedia agreed to take over from Ann Griffin, the former Secretary of the Association, the responsibility for updating, maintaining and distributing the directory of Bayou Island Park residents. The directors also approved Mr. Kedia's suggestion that the directory be expanded to reflect the numbers of years each resident has lived in Bayou Island Park.

Mrs. Harrington's suggestion that the Association hold a social gathering this spring for all residents of Bayou Island Park met with approval.

Adjournment. There being no further business on the agenda, Mr. Spiller adjourned the meeting at approximately 8:50 p.m.

Respectfully Submitted,

Josephine Harrington