

**BIP HOA BOARD
Minutes of Meeting
August 11, 2020**

The board of directors of Bayou Island Park HOA met via Zoom on August 11, 2020 at 7 pm. All directors were present (Reggie Spiller, Kit La, Santosh Kedia, Hernan Guajardo, and Jody Harrington as well as board counsel Mike Harrington).

President of the HOA, Reggie Spiller, called the meeting to order.

Treasurer's Report: Treasurer Kit La reported the HOA has a total of \$24,500 in its accounts: \$12,000 in the checking account and \$12,500 in the savings account.

Unpaid Special Assessments: Kit La reported there are 11 unpaid special assessments. Based on recent conversations with neighbors, Reggie reported that three more residents stated they are paying the assessments. Once those checks are received, there will be 8 unpaid assessments. Review of the BIP Monthly Expenditures Planning Budget shows that most of the funds raised by the special assessment were spent to cover the new sprinkler systems for the community.

Sprinkler System Project Update: Hernan Guajardo, who is managing this project, will send out a reminder email to neighbors who haven't paid the installation costs for the sprinkler system on their property. The project was suspended when the electrician contracted Covid-19. He has now tested negative and is sending written confirmation of that test to Hernan. Once that is received an additional 5 systems will be installed this weekend leaving 2 homes awaiting the return of homeowners not currently in residence.

Authorization to move funds from savings to checking account: Reggie proposed the board authorize the Treasurer to move, from time to time, up to \$10,000 from the savings account to the checking account as she deems necessary to meet authorized expenses. After discussion, a motion was made to authorize this action and was unanimously approved by the board members.

Preston Engineering Erosion proposal in HCFCD Easement area: Reggie reviewed this previously emailed proposal with the board. After discussion, the directors agreed that Reggie will respond to the company that we are not able to go forward at this time because of lack funds, but hope to renew discussions to approve the project in 2021. At the 2021 HOA meeting the members may be asked to approve the proposal and an increase in annual assessment to fund it.

"Topside" Erosion Control status: Reggie emphasized that the original project is now limited to the area outside the 100 year flood plain and the HCFCD easement. Total cost for the work on the area owned by the HOA is \$11,200 with the HOA's estimated cost being only \$4,000 because the remainder is being funded by adjacent homeowners. Total cost of the project, including all improvements made by adjacent homeowners on their property, is \$20,950.

Recent blast emails from Scott Holliday questioning the erosion project: The board discussed these emails, noting that Holliday's call for an emergency meeting of the HOA did not receive the support necessary under the bylaws from the members. The board deplored the tone of the emails and the personal attacks on the board President, Treasurer and counsel. The directors agreed that there would be no response to any future group emails to the

neighborhood on this subject from Scott or anyone else. Each director affirmed the willingness to provide information requested from neighbors about the erosion project and answer any further questions on an individual basis.

Recent blast emails from Chris Cantele regarding HOA Refusal of his proposal to buy HOA property: Mike Harrington, board counsel, reviewed this proposal and the legal basis for the board's refusal to entertain an offer to buy the property, or to commit itself to a prospective buyer of the Cantele home that it would approve a request to build a swimming pool on the HOA owned property behind that home. Chris has now sent a group email stating he accepts the decision of the board, closing that issue.

Encroachment of the HOA property: The board reviewed several encroachments on HOA property around the neighborhood and agreed that encroachments by gardens and vegetation do not present a significant issue. There are some minor encroachments of decks which have been there for some time and should be allowed to stand although if they were to be rebuilt in the future the new construction will not be permitted to extend into HOA property. However, the encroachment on HOA property of the greenhouse now on the HOA owned area behind the Holliday property was built without approval of the HOA's Architectural Control Committee and must be removed. The board agreed that education of neighbors about the location of the HOA property and the need to get HOA permission for any work (construction, landscaping) on HOA property should be undertaken by the Board.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Jody Harrington, Secretary