

**Bayou Island Park HOA  
Board of Directors  
Minutes of Meeting 10.01.2020**

The BIP Board of Directors met via Zoom Thursday October 1, 2020 at 7:15 pm. Reggie Spiller, Santosh Kedia, Hernan Guajardo, Kit La and Jody Harrington were present along with board counsel Mike Harrington.

Board President Reggie Spiller shared a presentation with the board which included information on most items discussed. That presentation is attached to these minutes and incorporated for all purposes.

1. **Treasurer's Update:** Kit La reported that \$11,844 was in the HOA checking account and \$12,493 in the savings account. Although she was authorized to move funds from savings to checking as needed, to date there has been no need to do this. A review of the budget showed that the HOA should have no problem meeting its financial obligations through the end of 2020.
2. **Special Assessment Status:** All residents have paid the special assessment with the exception of Trey Schwartz who is now delinquent and will begin incurring 18% interest and a late fee of \$100/month. Kit La will consult with Mike Harrington to prepare and send a notice to Mr. Schwartz about the delinquency by email and hard copy letter.
3. **Status of Smart Sprinkler Project:** Reggie reported that water usage in August was down 47% from August 2019, due to both heavy rain and the use of the smart sprinkler systems now installed. There are several homes whose residents have agreed to install the devices but installation has been delayed due to the homeowner's absence. Hernan is following up with them and the project should be finished shortly. Reggie shared comparisons of water use and costs before and after the installation which are included in the attached presentation. He concluded that we are realizing the cost savings to the HOA that was projected.
4. **Topside Erosion Project status:** Reggie and Santosh led a discussion of the status of the erosion project which focused on the need to prioritize moving the rock on the pallet in front of John Waheed's home which has become the focus of neighbors' concern. Reggie's presentation shared the verbal agreement reached between John Waheed, Reggie, and concerned neighbors that the project would be finished by October 10. Reggie told the board that an additional \$1K to \$2K may be needed to accomplish this and if so he would ask John Waheed to contribute to it. The board agreed that it was important to bring this project to conclusion.
5. **Request to combine Lots 25 and 26 into one assessed lot:** The La family home sits on lots 25 and 26. Under the current by-laws they are required to pay 2 annual assessments, one for each lot, and they get 2 votes in HOA member meetings. Reggie provided in the presentation attached extensive information showing that their combined lots are the second largest in BIP but use much less water, which is the major expense for the community, than many other lots. The La family is willing to give up the extra vote in exchange for an amendment to the by-laws stating that the two lots will be treated as one for assessment purposes. After discussion the board unanimously agreed to recommend to the HOA members at the January annual meeting that the following amendment to Section 2.12 of the by-laws be approved:

**“Notwithstanding any other provision of this Declaration or the Bylaws, the two adjoining Lots having the street address of 1146 Bayou Island Drive, Houston, Texas, shall be deemed to be a single lot for purposes of determining regular or special**

**assessments under Article V of this Declaration and for purposes of determining voting rights under Section 3.04 hereof, so long as (and only so long as) only one single family residential dwelling is located under on such Lots.”**

It was further agreed that the next payment of the annual assessment for the La family will be the double assessment because it will be due before the HOA annual meeting, but if the amendment is approved they will only pay the single assessment for succeeding years.

5. **Pest Control Extension:** Reggie obtained email consent from the board to extend the pest control service through the end of this year.

6. **Solar Timer Replacements:** The solar timers on the lights in front of the neighborhood were damaged by a power outage. Reggie reported that he had them replaced at a cost of \$150.

7. **Fall Flower Replacements and Ravine issue:** After discussion, the board agreed to delay replacing the flowers at the entrance of the neighborhood for the time being as most of them still look good and we may have additional costs with the soil erosion project. Santosh pointed out that it was time to have Rene Portillo clear out the ravine again.

8. **Open Gate Request:** Reggie received a request from Trey Schwartz to leave the gates open Tuesday night because he was having a Presidential debate watching party. Reggie reported that he declined the request due to COVID security concerns so Trey admitted his guests using the gate system. There was discussion about opening gates and the board agreed this was the appropriate policy for this time.

9. **Louise Sutton:** Our neighbor Louise Sutton is recovering from COVID in a rehabilitation center in Katy. Reggie encouraged the board to send her get well cards and has provided her address there.

10. **Genson Driveway Maintenance Issue—** Santosh has discussed the need for maintenance of this driveway with Dr. Genson and provided him with photos of the area since he and his wife have left the home which is on the market. Dr. Genson said he will have it taken care of this weekend.

The meeting was adjourned at 9:22 pm.

Respectfully submitted,

Jody Harrington  
BIP HOA Board Secretary