

**Bayou Island Park HOA
Board of Directors Meeting
October 28, 2020**

The board of directors of the Bayou Island Park HOA met via Zoom on October 28, 2020 at 7 pm. Present were Reggie Spiller, Kit La, Santosh Kedia, Hernan Guajardo, and Jody Harrington. Board counsel Mike Harrington was also in attendance.

Treasurer's Report: President Reggie Spiller called the meeting to order and asked Treasurer Kit La for a financial report. As of the end of September \$8500 was in the checking account and \$12,500 was in the savings account. The Smart Sprinkler Control project has so far netted \$4500 in savings of the HOA's water bill over the last 3 months. Kit projected the year end balance will be \$6500 in checking and \$12,500 in savings barring unanticipated expenses.

Waheed Project Update: Reggie and Santosh reported that the rock was now in its final placement and the immediate neighbors are satisfied with the work. The remaining topside work is being completed by John Halvorson, hopefully over the coming weekend.

Front Light Repair: Reggie reported that 3 lights on the north side of the entrance to BIP are not functioning and will be repaired by John Halvorson, hopefully tomorrow.

Side Gate Repair: Reggie reported that part of that gate has rusted out and he will get a bid to repair the rusted portion.

Ravine Cleaning Update: Reggie shared slides showing the before and after of the area after it had been cleared of debris. The drains were also cleaned out.

Walk In Gate Issue: Hernan mentioned that the walk in gate latch needs adjustment or replacement and also said that the keypad should be replaced and a new code assigned to it. Reggie will get a quote to replace these items.

Sprinkler Project Update: Hernan will get an estimate for new sprinkler heads to replace damaged ones that are wasting water. Reggie shared a slide showing that the project was almost complete with only a couple of homeowners who have agreed to install smart sprinkler controls remaining to complete the work.

Annual Meeting Planning: The board discussed plans for the annual meeting of the HOA. Mike Harrington advised that current Texas law required HOA members to vote a ballot so a Zoom meeting is not a possibility. He will circulate the required paperwork for the meeting to the board next week. The date was set for Thursday, January 7, 2021 at 7 pm at Memorial Drive Presbyterian Church. Jody Harrington reserved the Amphitheater in the church's Community Life Center for that date from 6:30 to 9 pm. The Amphitheater seats 175 people so there will be ample room to provide social distancing and masks will be required for those attending. The church charges \$300 facility fee for this reservation.

Slate of officers: The board discussed the need to recruit a slate of officers for next year. Reggie, Santosh and Hernan will not serve another term. Jody is willing to serve another year as Secretary and Mike is willing to serve pro bono as counsel to the HOA if the next board requests his service. Kit was undecided at the time of the meeting and there was discussion about making some changes to the Treasurer's role to address her concerns. The board

discussed some good candidates for election to the board in different roles and will continue that discussion at the next meeting.

Agenda Items: Other than election of officers and directors for 2021, the proposed Amendment to the Bylaws regarding the La family's lots will be on the agenda. The board will not propose an increase in the annual assessment for 2021.

Reggie said he will call the next board meeting before Thanksgiving which is November 26, 2020.

The presentation Reggie shared with the board during the meeting is attached to these minutes and incorporated into them for all purposes.

Respectfully submitted,

Jody Harrington
BIP HOA Secretary