

**Bayou Island Park
HOA Board of Directors
Minutes of Meeting
11.29.20**

The Board of Directors of the Bayou Island Park HOA met via Zoom at 7 pm on Sunday, November 29. Present were Reggie Spiller, Santosh Kedia, Kit La, Hernan Guajardo and Jody Harrington. Board counsel Mike Harrington also attended.

Treasurer's Report

Kit La reported that \$3,300 is in the checking account and \$12,493.93 is in the savings account. The Board discussed anticipated year end balances and expenses, noting that the electric bill was higher than budgeted for October because the front lights which were damaged could not be turned off until repaired which caused the increase. Kit will distribute the invoices for the 2021 annual fees and proxies for the annual meeting to homeowner mailboxes in the coming week. Even without the addition of paid fees for the coming year, the HOA is able to meet all obligations through year end.

Smart Sprinkler Project

Seven homeowners have not yet paid for the installation of their smart sprinklers. Hernan and Reggie pledged to contact them and get the payments made.

Hernan proposed that old sprinkler heads should be replaced with more efficient modern heads, increasing the savings the HOA water bill another 20 to 30%. Kit suggested this should be considered in 2021 and that homeowners should pay for their new heads and labor to replace them individually avoiding the need for the HOA to purchase them and then try to collect payments again. All agreed to her suggestion. Hernan also suggested we look into having water connected to individual homes so each homeowner pays for their use. Hernan will work with Portillo Landscaping about inspection of all sprinkler heads and make recommendations on which to replace with a more efficient option. The information will be conveyed to the neighbors who can schedule and pay Portillo directly if they choose to install replacement heads.

Although Hernan is stepping off the Board, he agreed to continue coordinating the Smart Sprinkler project in 2021 to get it completed and have the most possible savings for the HOA realized.

Topside Project

Reggie reviewed the completion of the Topside project. See the photos and financial information in his attached presentation for the details. There was discussion about the projected 2021 project to remediate erosion and Reggie pledged to coordinate that project although he was not continuing on the Board.

Newsletter

Jody shared the current draft of the 2020 Newsletter for our members previously shared with the directors. Kit and Reggie provided updated financial information and an updated property map which she will include in the final document. The Board agreed that the newsletter should be emailed to all members on Monday.

Property Encroachment — Holliday property greenhouse

Reggie shared a proposed letter to the Hollidays asking that they remove the greenhouse that they erected on HOA property. Reggie received a couple of complaints about the location of that

greenhouse and after he and other board members investigated, it was clear that the greenhouse was built without any request for approval on the property owned by the HOA and that it would interfere with water drainage, unlike other encroachments into HOA property by the Hollidays and a few other residents. The Board discussed the letter and after discussion agreed that it should be sent certified mail on December 2.

Gate and Lock Repairs

Reggie shared photos of the walk in gate lock and the gate and fence on the east side of BIP which need repair (see attached presentation for details). He has requested a bid for the repairs and will report back to the Board. The Board approved changing the code for the walk in gate lock to 1453. The new code will be shared with all residents once the lock code is changed. This Board had agreed the old code presented a possible security risk.

Annual Meeting Preparations

The annual meeting will be held in the Amphitheater at MDPC at 7 pm on Thursday, January 7, 2021. Masks will be required for all attending and since the Amphitheater has a capacity of 175 there will be plenty of room for social distancing. The Board discussed offering a Zoom meeting for those who prefer not to attend in person but because it is very important to have proxies or in person votes to secure a quorum for the meeting, we will not mention this until shortly before the meeting. Jody and Reggie will go to MDPC a day or two in advance to rehearse the meeting and be sure that could work.

The notice of meeting and proxies will be emailed to all residents on December 2. Signed proxies and nominations will be returned to Jody Harrington.

New Board Members

Reggie, Santosh and Hernan are not continuing on the Board, although each one offered to help the new Board as needed. The Board discussed recruitment of new directors and Santosh and Reggie agreed to speak to several residents and encourage them to run. Both Jody and Kit agreed to run for another term on the Board.

Next Meeting

There will be at least one more meeting of the Board before the Annual Meeting. The date is to be determined, but Reggie may try to schedule it between Christmas and New Year's Day.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Jody Harrington
Secretary