

**BAYOU ISLAND PARK HOA BOARD OF DIRECTORS  
MINUTES OF MEETING  
SEPTEMBER 30, 2021**

The board of directors of the Bayou Island Park Homeowners Association met via Zoom at 7 pm Thursday, September 30, 2021. Notice of the meeting, including a Zoom invitation, was emailed to all members Thursday, September 23, 2021. Directors present at the meeting were Joe Henkel, Kit La, Gene Butler and Jody Harrington. Hassan Sedaghat was unable to attend. HOA members joining via Zoom were Reggie Spiller, Santosh Kedia, and the Hollidays.

1. **Call to Order** — President Joe Henkel called the meeting to order at 7 pm.
2. **Treasurer's report** — Treasurer Kit La reported that as of the date of this meeting the HOA had \$11,455.75 in its checking account and \$12,494 in its savings account.
3. **Finance Committee Report and Recommendation** — Vice President Gene Butler presented the Finance Committee's report and recommendation to increase annual assessments in 2022 by \$500 per household for a total of \$2250. The Finance Committee's Report and Recommendation and projected operating budget for 2022 were included in the Notice of Meeting previously emailed to all HOA members and are attached to these minutes and included for all purposes.

Gene provided the following additional information to the board which was not included in the Finance Committee's Report:

For 2021, the starting bank balance was \$49,992.29. As of today, the balance in our checking account is \$11,455.75. Remaining budgeted expenses are \$9,590.90, so we should break even for 2021.

For 2022, current HOA fees will generate \$56,000. Projected expenses for 2021 are \$55,900. This includes \$9,000 for unscheduled maintenance on gates, fences, irrigation system and security cameras. During 2021 we did some minor repairs and painting on our fences that are over 20 years old. We also incurred \$2,700 in legal fees from an attorney who is an expert in HOA law relating to a review of legal issues with the the neighbor on the west side of the neighborhood on the other side of the bayou. This budget does not include any expenses related to subsidence issues along the bayou. The Rachio smart water sprinkler systems have saved about 25% on our monthly water bills which has allowed us to be breakeven this year. However, the city is raising water costs by at least 25% as of this month. Subsidence is a major issue that the HOA will have to deal with in the near future. Hopefully we can get the city or county to pay for a majority of the work to be done. We will still have to hire an engineer to develop and plan and oversee the work. We need to establish a fund in preparation for these expenses.

Following presentation of the report, the recommendation to increase the annual regular assessment by \$500 for 2022 was moved, seconded, and unanimously approved.

4. **President's Report** — Joe Henkel

Architectural Control Committee approvals — there have been several requests for approvals for exterior work that have been approved by the board acting as the Architectural Control Committee after discussion with the board and affected neighbors. Members were reminded that proposed removal of trees, changes in landscaping and exteriors of homes require prior approval.

West Side Fence Litigation — The board is sympathetic to the neighbors whose property adjoins the home at 38 East Rivercrest Drive on the western boundary of the neighborhood and who are concerned about the placement of the proposed fence by that neighbor on this boundary as well as the clearing of trees and inappropriate filling of a swimming pool. The board has been in contact with Mr. Vazir, the property owner, by phone, email and engaged in personal meetings with him, his engineer, and the city councilman for our district. Mr. Vazir assured the board that the proposed fence would provide us with ready access to the HOA drainage easement and would not block the flow of water. After consultation with an attorney who is an expert in HOA related law, we believe that the HOA legal obligations are limited to ensuring that the drainage easement is not impeded. There is an ongoing lawsuit brought by the Ong and Holland families against Mr. Vazir. The board will continue to monitor developments and act as necessary within the limits of its financial resources.

North Side Bayou Erosion Issues — The north side of the neighborhood has seen more erosion on the bank of Buffalo Bayou. The board expressed thanks to Reggie and Harrison Spiller for donating the labor for some preventative measures. However this erosion continues to be a concern and members of the board are meeting with a representative of the Harris County Flood Control district on October 11 to discuss the respective responsibilities of the HCFCD and the HOA in future remediation.

BIP Home Sales and New Neighbors — Four homes have been sold in the neighborhood so far this year. A couple of the new neighbors have not yet moved in. Although Gene Butler has sold his home the by-laws allow one director to be a non-resident. We thank Gene for being willing to complete the remainder of his one year term on the board.

**5. BIP Annual Meeting:** The board set the date of the 2022 Annual Meeting as January 23, 2022.

There being no further business, the meeting was adjourned at 7:25 pm.

Respectfully submitted,

Jody Harrington  
BIP HOA Secretary