

**BIP HOA BOARD OF DIRECTORS  
MINUTES OF MEETING  
JULY 13, 2022**

The board of directors of the Bayou Island Park HOA met July 13, 2022 at the home of board president Joe Henkel at 7 pm. Notice of the meeting was given to members of the HOA as required.

Directors present were Joe Henkel, Ann Griffin, Hassan Sedaghat, Kathie Ong and Jody Harrington. Members present and observing the meeting were Mike Harrington, counsel to the board, George Henkel, Claudia Burch, Kit La, Bill and Carolyn Holland, Patrick LeFeuvre, and Scott and Suzanne Holliday.

The meeting was called to order by President Joe Henkel at 7:02 pm.

1. Treasurer's Report — Treasurer Kathie Ong distributed financial statements to the directors and to all members present. Those reports are attached to these minutes and made part of the record of the meeting for all purposes. Kathie noted that she had included payment of the annual insurance premium for the HOA in July because it was a significant payment even though it was not included in the June bank statement. She also noted that expenses were recorded on an accrual rather than cash basis. She pointed out that the costs of water from the City of Houston has substantially increased.
2. HOA Water Costs — Presentation by Reggie Spiller in collaboration with Suzanne Holliday, Ann Griffin and Hassan Sedeghat. Copies of the presentation were emailed to all members of the HOA for their information and to raise awareness of the need to reduce water consumption. Discussion of the presentation and its recommendations followed.
3. Jody Harrington made a motion to approve the recommendations in the presentation. The motion was seconded and the following recommendations were unanimously approved by the board of directors:
  - Begin voluntary monthly monitoring of water volumes by residents
  - Ask residents to send their monthly water usage from their Rachio or other smart sprinkler system to Ann Griffin
  - Ask residents to "tweak" their water usage by reducing it 10 to 15% of normal watering
  - Authorize the board to shut off the water to the sprinklers located off HOA property
  - Ask residents to either install Rachio smart sprinkler systems or flow meters in the seven homes without a means to measure monthly water usage.
4. Joe Henkel will prepare a message to residents informing them of these actions which the board is taking in an effort to avoid the need for a special assessment to cover water costs. He asked the board secretary to distribute the financial statements with his message. Joe asked Reggie Spiller and Scott Holliday to work with Rene Portillo to identify and cut off water to the off property sprinklers.
5. The meeting was adjourned at 8:30 pm.

Respectfully submitted,  
Jody Harrington  
Secretary