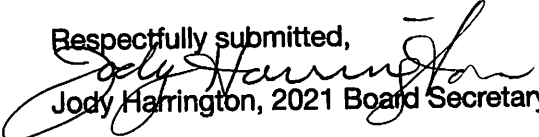


**BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
JANUARY 25, 2022**

1. **Call to Order.** The 2022 Annual Meeting of the members of the Bayou Island Park Homeowners Association was called to order by HOA board of directors president Joe Henkel at 7 pm on Tuesday, January 25, 2022 at Memorial Drive Presbyterian Church in rooms 171/172 of the Community Life Building.
2. **Declaration of Quorum.** Secretary of the HOA board of directors Jody Harrington confirmed there was a quorum for the meeting with 25 members entitled to vote present at the meeting.
3. **Financial Report.** The final 2021 financial report for the association, prepared by Treasurer Kit La and Vice President Gene Butler is attached to these minutes.
4. **Nomination and Election of Directors.** President Joe Henkel announced that Hassan Sedaghat, Jody Harrington, Kathie Ong, Ann Griffin and he have agreed to stand for election to the five member HOA board of directors. Joe then asked whether there were any other nominations for the board. Seeing none, he asked board counsel Mike Harrington to distribute the written ballots and announced that a majority of the vote is required for election to the board. Santosh Kedia was appointed to count the ballots and reported that Joe Henkel, Hassan Sedaghat, Jody Harrington, Kathie Ong, and Ann Griffin were unanimously elected to the board of directors of the association.
5. **Presentations by Officers.** While the ballots were being completed and counted, President Joe Henkel presented a summary of the actions of the board during 2021 and a look ahead at important issues for the neighborhood in 2022. A copy of his remarks is attached to these minutes. At the request of Kathie Ong, Secretary Jody Harrington presented Kathie's update on the lawsuit the Ongs and Hollands are pursuing against Nishat Vazir, the homeowner in Rivercrest who is proposing to erect a fence on the boundary between their homes. A copy of Kathie's report is also attached to these minutes.
6. **Approval of Proposed Amendment to HOA Covenants.** The President then announced that the next order of business was the vote to approve the proposed Second Amendment to the Covenants, Conditions, Restrictions and Easements of the Association. The proposed amendment was distributed to all homeowners by the Secretary on January 5, 2022. In order to protect the integrity of our subdivision as a neighborhood of predominately owner-occupied homes, the amendment would limit the number of leased homes to three at any time unless the board decided otherwise. All 2021 board members recommended approval of the proposed amendment. Approval of two-thirds of all members (22) is required to adopt the amendment. After answering a questions about the amendment, the President asked Mike Harrington to pass out written Consents for approval of the amendment. Mike explained that only those wishing to approve the amendment should sign and submit a Consent. Ann Griffin moved approval of the amendment and the motion was seconded by Jody Harrington. Twenty-three approved Consents were returned to the Secretary and she announced adoption of the amendment which will be filed of record by Mike Harrington with the Harris County Clerk.
7. **Adjournment.** There was no further business qualified to come before the meeting and the President adjourned the meeting at 8 pm. He then invited all HOA members who wished to remain to observe the first meeting of the 2022 board of directors.

Respectfully submitted,

  
Jody Harrington, 2021 Board Secretary

**BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 25, 2022**

Immediately following the adjournment of the Annual Meeting of the Association, the newly elected members of the 2022 board of directors met to elect officers. Jody Harrington made the motion to elect Joe Henkel as President, Ann Griffin as Vice President, Kathie Ong as Treasurer, Jody Harrington as Secretary, Hassan Sedaghat as director at large and to appoint Mike Harrington counsel to the board . Ann Griffin seconded the motion and it was unanimously adopted.

The meeting was adjourned at 8:05 pm.

Respectfully submitted,  
Jody Harrington

S

**Bayou  
Island Park**

**Receipts and  
Expenses  
2021**

	<b>2021</b>	<b>2020</b>
<b>Cash Receipts</b>		
Dues - 2021	10,500	21,000
Dues - 2022	54,000	48,610
Special Assessment		16,750
Transfer fees	1,700	
Remote purchases/late fees	61	200
<b>Total Receipts</b>	<b>66,261</b>	<b>86,560</b>
<b>Expenses</b>		
AT&T	2,190.65	1,264.97
Water	15,426.34	20,362.56
Electric	478.27	1,152.49
Lawn Maintenance and Irrigation Work	15,434.87	13,907
Pest Service	891	1,053
Trash Service	6,144	5,632
Insurance	6,000	5,757.4
Security (Constable)	4,000	4,000
Legal/professional Fees	2,697.45	1,078
Gate Repair	917.1	1,816.03
Fence Repair and Paint/guard house	4,988.01	3,157.44
Misc. Expenses	1,120.6	1,338.58
<b>Total expenses</b>	<b>60,288.29</b>	<b>60,519.47</b>
<b>Net Cash</b>	<b>5,972.71</b>	<b>26,040.53</b>
<b>Bank Balance - checking at 12/31</b>	<b>53,853.97</b>	<b>47,881.26</b>
<b>Bank Savings Account</b>	<b>12,495.39</b>	<b>12,494.14</b>

**Bayou Island Park – January 25, 2022  
Annual Meeting of the Homeowners Association  
2021 President's Report**

**1. West Side Project**

In January 2021, Nishat Vazir, the owner of 36 Rivercrest, bordering the west side of BIP, denuded a large portion of their lot, filled in an abandoned swimming pool with debris and have proposed building a fence on their property line, which includes property that is immediately adjacent to several homes on the west side of BIP. The HOA has an easement on a portion of the Vazir lot, which allows the HOA access and certain rights related to flood prevention in BIP.

The HOA's concerns regarding the Vazir actions are related to erosion and flooding linked to the removal and lack of maintenance of vegetation and construction of fencing that would catch flood debris; plus, sanitation, health and safety issues related to the swimming pool, and how those issues might affect BIP property values.

The HOA filed a 311 Report with the City of Houston, spoke and/or met with Houston City officials, Harris County Flood Control District representatives and cooperated with the west side residents who were most directly affected by the issues. Board members and neighbors met several times with Mr. Vazir, his engineer and Greg Travis, the city council representative for our district, voicing the HOA concerns including encroachment on the HOA's drainage easement and on the property of adjacent neighbors. While the City has issued Vazir a Stop Order, they and the HCFCD have generally declined to take meaningful action regarding the HOA's issues.

Subsequently, the Ong's and Holland's filed a lawsuit against Vazir, which is still in process: Jody Harrington will provide a report regarding that litigation.

**2. North Side Project**

Reggie Spiller, Kathie Ong, Jody Harrington, and Joe Henkel met with Tyrone West with the Harris County Flood Control District to discuss the North Side Project (and the West Side Project), which concerns management of erosion of the HOA's property adjacent to Buffalo Bayou. The HOA asked HCFCD to "stop, control and/or manage erosion at the banks of Buffalo Bayou at Bayou Island Park". HCFCD's response is that they "consider Buffalo Bayou a natural channel and erosion is a natural process. We do not repair erosion on natural channels. It would be up to the individual property owners to hire a civil engineer, have plans approved by our watershed department and the City of Houston Floodplain Management, then construct a solution to the erosion".

The HOA has attempted to hire an engineer to develop a plan; however, the small scope of the project and the shortage of engineers is such that we have not been able

to find resolution on this issue. We will continue to work on finding an engineer to develop an erosion remediation plan.

### **3. Maintenance and Repairs**

- Fence - The east side of the entry gate has been repaired in several areas and painted.
- Irrigation System – The water line at the backflow prevention valve has been repaired and a cage has been installed to prevent theft of the valve.
- Christmas Lights – New lights for entry to neighborhood have been purchased.

### **4. Parking**

The board called a special open meeting to discuss the lack of required signage that would allow the towing of vehicles and to discuss painting curbs and/or the street to delineate no parking and fire lane areas more clearly. The neighbors attending the meeting expressed a desire to avoid those actions and recommended posting a “NO PARKING ON OUTSIDE CURB” sign to see if that would resolve the issue. The early response to the new sign seems to be positive.

### **5. Annual Assessments**

The board increased the assessment from \$1,850 to \$2,250 per lot as recommended by the Budget committee based on projected cost increases for water and general maintenance related to the ageing of the subdivision and the need to increase reserves for potential costs for engineering and erosion remediation issues. This amount appears to be something that will increase rather than decrease over time.

### **6. Homeownership and Rental Restrictions**

The board called a special open meeting to discuss short term rentals and a restriction of the number of leased homes allowed in the neighborhood. The neighbors attending the meeting expressed a desire to clarify the bylaws to prevent short term rentals and to restrict the number of homes that could be leased. The proposed restrictions are included in the agenda to be voted on by the residents at the annual meeting.

### **7. Property Values**

Four homes in the neighborhood were sold during 2021. Welcome new neighbors Justin Hayles and Jie Shen; Han Hsien Seah and Huei Li Leow; Tong Xu and Yan Chen; and one owner who has not yet moved.

Prices for the four homes that sold ranged, in price per square foot, from \$210 to \$311 which appears to reflect that there is a significant value for remodeling and/or updating. As we know, our homes are generally about 20 years old, which seems to create opportunities for updating of kitchens, bathrooms, finishes, fixtures, windows, and elevators. This would seem to indicate that we will continue to see remodeling activity, which includes stress on the parking issue. Please remind all visitors to comply with the requirements and use the preprinted Parking Rules document to support resolution of this problem. Also, please note that any changes to the exterior of all homes must be approved by the Architectural Control Committee, which currently is the Board: since

requests have been few and not complex, this structure seems adequate for current needs.

#### 8. Appreciation

The HOA board spends an inordinate amount of time working on HOA issues. I have been very surprised at the number of hours it has absorbed, but it has not been burdensome because of the help from board members, as well as others. Allow me to offer special thanks and appreciation to “retiring” board members Kit La and Gene Butler. Kit served for several years in the critical job of treasurer: she has served with the highest integrity, always been immediate in her responsiveness and diligent with her responsibilities. Gene brought structure, as you would expect from a CPA, and served us well beyond expectations, working even after he moved away.

The other board members also worked hard. Jody Harrington gives us a significant amount of time! She is diligent, organized, talented, knowledgeable, and thorough: she blends being calm and cool with being strong willed, stalwart, and polite. Hassan Sedaghat has always been there: ready, able, and participating, even on weekends.

Other neighbors deserve significant appreciation.

Reggie Spiller still serves as the keeper of the gate, which can be a meaningful aggravation, but relieved with help from Bill Kottwitz. Reggie is our geologist turned cartographer and a storehouse of knowledge, which has proven to be invaluable. The time and effort that he spends on many, many issues is incalculable and his good ear to the ground is also a special benefit to us. His contributions take a lot of time and require much talent.

Mike Harrington – what can be said? We have a very high priced Vinson & Elkins lawyer: an extremely well educated resource who never hesitates to respond with research, resolution, and sound counsel to any and all calls for help. He is thorough, precise, and invaluable.

Santosh Kedia has been a valued mentor and has maintained the BIP Directory well past his time as a director, just one of his volunteer efforts for the neighborhood.

Hernan Guajardo has saved us thousands of dollars with his introduction and implementation of the Rachio irrigation control system; and, he has continued to contribute by being the maven to those of us who are challenged by the talent requirements of Rachio.

Suzanne Holliday has recently graciously agreed to use her horticulture talents to shepherd the HOA’s common grounds. As you can tell by looking at her yard, she definitely has the skill set that will make us all proud.

While Rene Morales is paid for his work, I would be derelict if he was not thanked for his good work: he is reliable, multitalented, and always very responsive. We are lucky to have him as a resource.

You are part of a very special place. This little gem of a neighborhood is a hidden enclave that is extremely unique... safe from flooding, secured with an unobtrusive gate that discourages problems, surrounded by nature, and supported by outstanding schools. Those features, and others, make us and our visitors, marvel that this little island is in the middle of a very big city. It has brought together people from all walks of life, nationalities, and cultures. It is a true reflection of Houston as the most diverse city in America. God Bless Texas, Houston, and Bayou Island Park.

To: BIP HOA members  
From: Kathie Ong  
Subject: Status Update on litigation with Vazir

The Ongs and the Hollands have filed a lawsuit against the owners of the residence at 38 E. Riverside that abuts their property seeking to prevent the installation of a fence along their common boundary and to restrain them from taking actions that could affect the flow of water through the drainage easement belonging to the BIP HOA. They hired an engineering firm, Walter P. Moore, to study these issues. This is a summary of the report that was received from that firm.

The drainage engineer advised that flood control rules and restrictions do not give them the right to object to or affect the Vazir's activity on their own property. The removal of the trees and vegetation from the drainage easement will not negatively affect the flow of water through the easement so long as there is ground cover (grass or other short vegetation) in that area and erosion is not likely to occur in the easement, according to the erosion specialists at that firm.

The firm advised that there is no evidence the proposed fence will impede rights of the HOA or abutting homeowners under the drainage easement so long as there is a gate allowing access to the easement by the BIP HOA. A fence along the property line will not negatively affect surface water drainage from Bayou Island Park's in and through the drainage easement. If water traveling from BIP to Rivercrest causes debris to collect along the fence line, management of the debris on the BIP side of the fence is the responsibility of the HOA.

A separate consultation with an environmental engineer brought the news that he thinks the entire area of land between BIP and Rivercrest could be classified as a wetland which might provide the basis for relief, but the Ongs and Hollands are awaiting a final report.

The lawsuit is set for trial in April and the Vazirs agreed not to install the fence in the meantime.



Joe Henkel  
 1118 Bayou Island Drive  
 Houston Texas 77063  
 jimph68@outlook.com  
 361.522.4464

**Unusually Large Bill Application**

City of Houston Code of Ordinance, Section 47-75, allows a single-family residential customer one credit adjustment during a twelve-month period for an unusually large bill. The credit allowed is for unexplained usage over two hundred percent of the average usage for the Water/Wastewater account below. **Please note: Customers must make application within 6 months of the date of the high bill.**

Name (Print Account Name) BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION

Account Number: 4327-3111-6021 Daytime Phone Number: 361-522-4464

Service Address: 1106 BAYOU ISLAND DRIVE / 1000 S. GESSNER RD 1/2

Date of large Water/Wastewater bill: 5-19-2022

Number of water appliances or fixtures installed within the last 12 months. NO NEW

List types of appliances or fixtures installed within the last 12 months.

NONE NEW

Were any plumbing repairs made during the period covered by this bill? NO. If YES, please explain: \_\_\_\_\_

Were additional water appliances or fixtures installed within the last 12 months? NO. If YES, please list all additional items: \_\_\_\_\_

**You will be notified by mail within 90 days whether your request is approved or denied.**

I am familiar with all of the facts stated in this document and they are true and correct. Making false statements on this government record is subject to criminal prosecution under Chapter 37 of the Texas Penal Code. I certify that this application contains no false statements.

Signature: Joe Henkel President Date: 5-2-2022

Complete the form and return to Customer Account Services. You may submit the form by:

- Mail to Customer Account Services, P.O. Box 4863, Houston, TX 77210-4863
- Email attachment to customer.service@houston.tx.gov
- Fax to (713) 371-1098

Questions? Contact our staff at [www.houstonwater.org](http://www.houstonwater.org), LiveChat or 713-371-1400.



**Request for Removal of Account Confidentiality Status  
(Business, Governmental and other Artificial Entities)**

In an effort to protect sensitive customer account information, to be in compliance with Texas Government Code, and to err on the side of caution, all Houston Public Works utility account records have been coded as confidential. This form enables you to request the confidentiality status to be removed from your company/business utility account. Completing this form and providing the required information, will confirm with Houston Public Works, that this account's responsible party is not a sole proprietor or individual and authorizes the removal of the account's confidentiality status. Please check the appropriate boxes below and return this form by email to [CASCustomerLiaisonServices@HoustonTX.gov](mailto:CASCustomerLiaisonServices@HoustonTX.gov) or by U.S. mail to Customer Account Services - CLS P.O. Box 4863, Houston, TX 77210-4863.

Account Holder Name: BAYOU Island HOA Account Number: 4327-3111-6021

DBA? Yes  No  DBA Name: \_\_\_\_\_

Business Type:

Sole Proprietor/DBA Yes  No  - If yes, complete Request for Disclosure of Confidential Account Information form.

Homeowner's Association Name: BAYOU Island Park Home Owners Association, INC. Copy of Articles of Incorporation may be requested.

LLC  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Ltd. Partnership  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Partnership/Joint Venture  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Corporation  EIN# 76-0559732

Driver's License/State I.D. N/A Social Security N/A

\* Confidentiality under Chapter 182 does not prohibit a government-operated utility from disclosing personal information in a customer's account record to: (1) an official or employee of the state, a political subdivision of the state, or the United States acting in an official capacity; (2) an employee of a utility acting in connection with the employee's duties; (3) a consumer reporting agency; (4) a contractor or subcontractor approved by and providing services to the utility, the state, a political subdivision of the state, or the United States; (5) a person for whom the customer has contractually waived confidentiality for personal information; or (6) another entity that provides water, wastewater, sewer, gas, garbage, electricity, or drainage service for compensation.

Joe Henkel President  
Account Holder Signature

5/2/2022  
Date

Joe Henkel, President  
Print Name

President  
Title

Request for Removal of Account Confidentiality Status (Business-Governmental-other Artificial Entities) - 08-30-2021



**Request for Removal of Account Confidentiality Status  
(Business, Governmental and other Artificial Entities)**

In an effort to protect sensitive customer account information, to be in compliance with Texas Government Code, and to err on the side of caution, all Houston Public Works utility account records have been coded as confidential. This form enables you to request the confidentiality status to be removed from your company/business utility account. Completing this form and providing the required information, will confirm with Houston Public Works, that this account's responsible party is not a sole proprietor or individual and authorizes the removal of the account's confidentiality status. Please check the appropriate boxes below and return this form by email to [CASCustomerLiaisonServices@HoustonTX.gov](mailto:CASCustomerLiaisonServices@HoustonTX.gov) or by U.S. mail to Customer Account Services - CLS P.O. Box 4863, Houston, TX 77210-4863.

Account Holder Name: BAYOU Island HOA Account Number: 4327-3111-6021

DBA? Yes  No  DBA Name: \_\_\_\_\_

Business Type:

Sole Proprietor/DBA Yes  No  - If yes, complete Request for Disclosure of Confidential Account Information form.

Homeowner's Association Name: BAYOU Island Park Home Owners Association, INC. Copy of Articles of Incorporation may be requested.

LLC  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Ltd. Partnership  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Partnership/Joint Venture  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Corporation  EIN# 76-0559732

Driver's License/State I.D. N/A Social Security N/A

\* Confidentiality under Chapter 182 does not prohibit a government-operated utility from disclosing personal information in a customer's account record to: (1) an official or employee of the state, a political subdivision of the state, or the United States acting in an official capacity; (2) an employee of a utility acting in connection with the employee's duties; (3) a consumer reporting agency; (4) a contractor or subcontractor approved by and providing services to the utility, the state, a political subdivision of the state, or the United States; (5) a person for whom the customer has contractually waived confidentiality for personal information; or (6) another entity that provides water, wastewater, sewer, gas, garbage, electricity, or drainage service for compensation.

Joe Henkel President  
Account Holder Signature

Joe Henkel, President  
Print Name

5/2/2022  
Date

President  
Title

Request for Removal of Account Confidentiality Status (Business-Governmental-other Artificial Entities) - 08-30-2021

**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

**Bayou Island Park HOA**  
**Income vs. Expense Report**  
**As of June 30, 2022**

**Cash Availability**

Saving As of 6/30/2022	\$12,496.01
Checking 6/30/2022	\$33,921.66
Outstanding Checks	-\$6,375.19
Remote Purchases & Fees	\$ 0.00
<b>Total Funds Available</b>	<b>\$40,042.48</b>

**Expense from Jan - Jun 2022**

AT&T	\$ 1,055.85
Electricity	\$ 268.13
Lawn Care - Weekly Service	\$ 2,250.00
Fees amd Misc. recurring	\$ -
Pest Control Service	\$ 418.87
Security (Constable)	\$ 4,500.00
Property Tax & Insurance	\$ 6380.31
Trash Service	\$ 3,456.00
Utility - water	\$12,995.55
<b>Total of Recurring Expense</b>	<b>\$31,324.71</b>

Maint & Repair - Fence	\$0.00
Maint. & Repair - Gate Opener	\$ 6,040.00
Maint and Repair - Landscaping & Irrigation	\$ 7,060.00
Misc. Expenses - non recurring	\$ 335.81
<b>Total Non-Recurring Expense</b>	<b>\$13,435.81</b>
<b>Total Expense</b>	<b>\$44,760.52</b>

**Bayou Island Park HOA**  
**Budget VS. Monthly Expenses**  
**Year of 2022**

Expense	Monthly Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
AT&T	182.19	182.01	184.3	158.34	168.34	158.39	204.47							1,055.85
Electric	52.917	113.7	33.5	31.36	30.06	30.6	28.91							268.13
Lawn Care - Weekly Service	442.5	360	360	360	450	360	360							2,250
Fees and Misc. recurring	11.25													0
Pest Control Service	101.25			70	155.72	193.15								418.87
Security (Constable)	333.333			4,500										4,500
Property Tax & Insurance	583.333	5.12						6,375.19						6,380.31
Trash Service	512	576	576	576	576	576	576							3,456
Utility - water	1,465.88	1,054.61	1,336.07	1,194.61	1,263.76	4,089.81	4,056.69							12,995.55
<b>Total of Recurring Expense</b>	<b>3,684.653</b>	<b>2,291.44</b>	<b>2,489.87</b>	<b>6,890.31</b>	<b>2,643.88</b>	<b>5,407.95</b>	<b>5,226.07</b>	<b>6,375.19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,324.71</b>
Maint & Repair - Fence	0													0
Maint. & Repair - Gate Opener	0		1,395	2,322.5	850	800	672.5							6,040
Maint and Repair - Landscaping & Irrigation	0	4,358	970		1,312		420							7,060
Misc. Expenses - non recurring	0	185.98	36	22			91.83							335.81
<b>Total Non-Recurring Expense</b>	<b>0</b>	<b>4,543.98</b>	<b>2,401</b>	<b>2,344.5</b>	<b>2,162</b>	<b>800</b>	<b>1,184.33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,435.81</b>
<b>Total Expenses</b>	<b>0</b>	<b>6,835.42</b>	<b>4,890.87</b>	<b>9,234.81</b>	<b>4,805.88</b>	<b>6,207.95</b>	<b>6,410.4</b>	<b>6,375.19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44,760.52</b>

Notes: Total receipts: \$72,000.00 (from 32 homes x \$2,250.00)  
Monthly budget: \$6,000.00  
Jan - June Budget: \$36,000.00 - actual spending \$38385.33

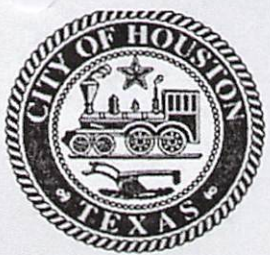
Remaining Allowance of water bill based on budget: \$1083.33/month (\$17,590.56-\$11,089.97=\$6,500.59; \$6,500.59/6=\$1,083.43)

Expecting 30% increase in water bill: \$1,905.58/month

Estimate at least \$6,000.00 from last year's budget

**Proposal:**

32 homes x \$500.00 = \$16,000.00



# HOUSTON PUBLIC WORKS

Houston Permitting Center - Code Enforcement  
1002 Washington Ave, Houston, TX 77002

Non-Project Point of Sale Transmittal

18-JUL-202

Customer Name/Address  
BAYOU ISLAND PARK HOA  
1000 S GESSNER RD  
HOUSTON, TX, 77063

Payer Name/Address  
BAYOU ISLAND PARK HOA  
1000 S GESSNER RD  
HOUSTON, TX, 77063

Sales Order: 03230345 License-No: N/A

Receipt Description  
ADD CHNG 1000 S. GESSNER TO 951 BAYOU ISLAND (PVT) DR 95055169

C1	DUP CO,CH ADDRES	85.45
DDD	PERMIT PREP FEE	30.51
	Total Amount Due	115.96

Unanimous Written Consent of the Board of  
Directors of Bayou Island Park Homeowners  
Association, Inc.



The undersigned member of the Board of Directors of Bayou Island Park Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), hereby consents to the action described below in lieu of a meeting of such Board of Directors, as permitted by Section 8 of Article IV of the corporate Bylaws of the Association.

Signed with effect as of July 19, 2022 by:

Ann Griffin Ann Griffin

Jody Harrington Jody Harrington

Joe Henkel Joe Henkel

Kathie Ong Kathie Ong

Hassan Sedaghat Hassan Sedaghat

Action: Approval of the proposal of the new owners of the lot at 36 E. Rivercrest Dr. to remove and replace the existing drain on HOA property abutting the Henkels' property that ties into the existing HOA underground drainage system, all in accordance with the plans and specs presented by CSF Engineering & Surveying.



**Joe Henkel**  
**1118 Bayou Island Drive**  
**Houston, Texas 77063**  
**August 17, 2022**

To Whom It May Concern:

I, Mr. Joe Henkel, President of the Bayou Island Park Homeowners Association, Inc., in conjunction with the full Board of Directors of the HOA, have unanimously approved the design proposed by CSF Consulting (Project Civil Engineer) and MC2 Architects (Project Architect) for the property located at 36 E. Rivercrest Dr., Houston TX 77042.

Therefore, the Bayou Island Park Homeowners Association, Inc. agrees to grant access to their drainage easement for drainage purposes.

This access is granted, subject to the conditions that the owners, the Tameez family, will at their sole expense promptly restore or replace any fencing, landscaping, irrigation system or other property on the easement that may incur damage during work on the project, in each case so that the property repaired or replaced is of equal or better quality and value than the damaged property.

For the proposed project, reference the attached drawing set.

Respectfully,

---

Joe Henkel  
President of the Bayou Island Park  
Homeowners Association, Inc.



**Request for Removal of Account Confidentiality Status  
(Business, Governmental and other Artificial Entities)**

In an effort to protect sensitive customer account information, to be in compliance with Texas Government Code, and to err on the side of caution, all Houston Public Works utility account records have been coded as confidential. This form enables you to request the confidentiality status to be removed from your company/business utility account. Completing this form and providing the required information, will confirm with Houston Public Works, that this account's responsible party is not a sole proprietor or individual and authorizes the removal of the account's confidentiality status. Please check the appropriate boxes below and return this form **by email to CASCustomerLiaisonServices@HoustonTX.gov or by U.S. mail to Customer Account Services - CLS P.O. Box 4863, Houston, TX 77210-4863.**

Account Holder Name: Bayou Island Park HOA Account Number: 4327-3111-6021

DBA? Yes  No  DBA Name: \_\_\_\_\_

Business Type:

Sole Proprietor/DBA Yes  No  - If yes, complete Request for Disclosure of Confidential Account Information form.

Homeowner's Association Name: Bayou Island Park Homeowners Association, Inc. Copy of Articles of Incorporation may be requested.

LLC  EIN# 76-0559732 General Partner's Name: \_\_\_\_\_

Ltd. Partnership  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Partnership/Joint Venture  EIN# \_\_\_\_\_ General Partner's Name: \_\_\_\_\_

Corporation  EIN# 76-0559732

Driver's License/State I.D. \_\_\_\_\_ Social Security \_\_\_\_\_

\* Confidentiality under Chapter 182 does not prohibit a government-operated utility from disclosing personal information in a customer's account record to: (1) an official or employee of the state, a political subdivision of the state, or the United States acting in an official capacity; (2) an employee of a utility acting in connection with the employee's duties; (3) a consumer reporting agency; (4) a contractor or subcontractor approved by and providing services to the utility, the state, a political subdivision of the state, or the United States; (5) a person for whom the customer has contractually waived confidentiality for personal information; or (6) another entity that provides water, wastewater, sewer, gas, garbage, electricity, or drainage service for compensation.

Joe Henkel  
Account Holder Signature

Joe Henkel  
Print Name

September 5, 2022  
Date

president  
Title

**Note: This report from Board President Joe Henkel was emailed by Secretary Jody Harrington to all BIP Homeowners November 16, 2022.**

Friends,

The board met yesterday evening to discuss and set the assessment for 2023, which will be due on December 31, 2022. As of the end of October, cash is down to ~~\$22,34.58~~ and we still have two months left in the year.

\$ 22,348.58

After review of a draft budget for 2023 and a lengthy conversation, the HOA Annual Assessment for next year was set at \$3,250 per household. Without allowance for any unscheduled expense, our routine operating expenses are projected to be \$70,000 in 2023. Routine operating expenses continue to escalate, especially the increased cost and usage of water; plus, we have ageing infrastructure— the gates and irrigation system, in particular -- that seems to require more unscheduled maintenance each year.

In addition to these known or likely issues, we are very concerned about erosion problems on the west and north sides of the subdivision. In 2020/2021, we tried to find an engineer to assess the erosion problem; however, with the lack of funds to pay for engineering or to implement recommendations for improvements, we have not pushed that issue this year.

We considered an even larger increase in the Annual Assessment; however, we felt that the increase proposed was significant enough to take in one year. The board is also concerned that if an unforeseen or emergency situation happens (such as happened during Hurricane Harvey), we won't have adequate reserves; and, currently we don't have the ability to implement a Special Assessment of more than \$500 (which would raise only \$16,000) during the year.

Therefore, we are taking steps to propose a change to the bylaws that will increase the limit on Special Assessments during any one year from \$500 to \$1,500 per household. This would allow more leeway for unforeseen or special events while we try to build reserves to offset the financial impact of such events. Please note that if the cost of funding an

actual special event is a lesser amount than \$1,500, the Special Assessment would be proportionately lower. You will have the opportunity to vote on this bylaw change at the **Annual Meeting on January 10** (please mark your calendars), when the new board will also be elected.

**If you are interested in serving on the board, please let me know.**

Several of our neighbors always seem to deserve a special Thank You. Board members spend a significant amount of time on HOA issues, but special thanks go to Reggie Spiller for his time and expertise in keeping the gate working. Santosh Kedia still maintains the Directory and Suzanne Holliday, aka The Plant Lady, manages the HOA landscaping and irrigation systems.... All of these people deserve a special thanks, especially at this time of year when we are thinking about Thanksgiving.

Happy Thanksgiving to all!!!

Joe Henkel  
1118 Bayou Island Drive  
Houston, Texas 77063

[Jmph68@outlook.com](mailto:Jmph68@outlook.com)  
[361.522.4464](tel:361.522.4464)

**BAYOU ISLAND PARK HOA  
BOARD OF DIRECTORS MEETING  
NOVEMBER 15, 2022  
AGENDA**

1. CALL TO ORDER — JOE HENKEL, PRESIDENT
2. TREASURER'S REPORT — <sup>K</sup>~~C~~ATHIE ONG
  - A. FINANCIAL UPDATE
  - B. 2023 ANNUAL ASSESSMENT RATE
3. ANNUAL MEETING — JOE HENKEL
4. ADJOURNMENT

BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION, INC.

CONSENT OF DIRECTORS

The undersigned directors hereby consent to an amendment to Section 5.04 of the Second Restated and Amended Covenants, Etc. of the HOA to substitute "One Thousand Five Hundred Dollars (\$1,500.00)" for "Five Hundred Dollars (\$500.00)" and recommend that the Members of the HOA approve this amendment.

Joe Henkel

Joe Henkel

A. Lecky

Abdohassan Sedaghat

Ann Driftin

Ann Driftin

Kathie's

Kathie Ong

Jody Harrington

Jody Harrington

John [unclear]

1000 [unclear]

1000 [unclear]

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**Bayou Island Park HOA**  
**Summary of Receipts and Expenses**

**As of Oct 30, 2022**

**Cash Availability**

Saving As of 2/01/2022	\$ 12,495.59
Checking 1/31/2022	\$ 62,772.94
Deposit from other Misc. Fees & Charges	\$ 1,306.44
To be adjusted 12/31	\$ 8,497.13
<b>Total Funds Available 2022</b>	<b><u>\$85,072.10</u></b>

**Expense Jan - Oct 2022**

AT&T	\$ 2,592.19
Electricity	\$ 384.75
Lawn Care - Weekly Service	\$ 3,690.00
Fees amd Misc. recurring	\$ -
Pest Control Service	\$ 1,112.91
Security (Constable)	\$ 4,500.00
Property Tax & Insurance	\$ 6,220.87
Trash Service	\$ 6,336.00
Utility - water	\$ 21,396.37
<b>Total of Recurring Expense</b>	<b><u>\$46,233.09</u></b>

Maint & Repair - Fence	\$ -
Maint. & Repair - Front Entry & Exit Gate	\$ 6,918.00
Maint and Repair - Landscaping & Irrigation	\$ 8,915.00
Misc. Expenses - non recurring	\$ 657.43
<b>Total Non-Recurring Expense</b>	<b><u>\$16,490.43</u></b>

**Total Expenses** **\$62,723.52**

**Bank balance 10/31/2022** **\$ 22,348.58**

**Bayou Island Park HOA**  
**Budget VS. Monthly Expenses**  
**Year of 2022**

Expense	Monthly Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	YEARLY BUDGET
AT&T	\$ 182.19	\$ 182.01	\$ 184.30	\$ 158.34	\$ 168.34	\$ 158.39	\$ 204.47	\$ 112.68	\$ 415.02	\$ 387.94	\$ 387.94	\$ 232.76		\$ 2,592.19	\$ 2,186.28
Electricity	\$ 52.92	\$ 113.70	\$ 33.50	\$ 31.36	\$ 30.06	\$ 30.60	\$ 28.91	\$ 27.72	\$ 29.33	\$ 30.00	\$ 29.57			\$ 384.75	\$ 635.00
Lawn Care - Weekly Service	\$ 442.50	\$ 360.00	\$ 360.00	\$ 360.00	\$ 450.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00			\$ 3,690.00	\$ 5,310.00
Fees amd Misc. recurring	\$ 11.25													\$ -	\$ 135.00
Pest Control Service	\$ 101.25			\$ 70.00	\$ 155.72	\$ 193.15	\$ 84.52	\$ 154.52	\$ 157.50	\$ 157.50	\$ 140.00			\$ 1,112.91	\$ 1,215.00
Security (Constable)	\$ 333.33			\$ 4,500.00										\$ 4,500.00	\$ 4,000.00
Property Tax & Insurance	\$ 583.33	\$ 5.12						\$ 6,375.19	\$ (159.44)					\$ 6,220.87	\$ 7,000.00
Trash Service	\$ 512.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00		\$ 6,336.00	\$ 6,144.00
Utility - water	\$ 1,465.88	\$ 1,054.61	\$ 1,336.07	\$ 1,194.61	\$ 1,263.76	\$ 4,089.81	\$ 4,056.69	\$ 3,096.21	\$ 2,170.27	\$ 1,307.73	\$ 1,826.61			\$ 21,396.37	\$ 17,590.56
<b>Total of Recurring Expense</b>	<b>\$ 3,684.65</b>	<b>\$ 2,291.44</b>	<b>\$ 2,489.87</b>	<b>\$ 6,890.31</b>	<b>\$ 2,643.88</b>	<b>\$ 5,407.95</b>	<b>\$ 5,310.59</b>	<b>\$ 10,702.32</b>	<b>\$ 3,548.68</b>	<b>\$ 2,819.17</b>	<b>\$ 3,320.12</b>	<b>\$ 808.76</b>	<b>\$ -</b>	<b>\$ 46,233.09</b>	<b>\$ 44,215.84</b>
Maint & Repair - Fence	\$ -													\$ -	
Maint. & Repair - Gate Opener	\$ -		\$ 1,395.00	\$ 2,322.50	\$ 850.00	\$ 800.00	\$ 672.50					\$ 878.00		\$ 6,918.00	
Maint and Repair - Landscaping & Irrigation	\$ -	\$ 4,358.00	\$ 970.00		\$ 1,312.00		\$ 420.00	\$ 220.00	\$ 360.00	\$ 975.00	\$ 300.00			\$ 8,915.00	\$ 2,820.00
Misc. Expenses - non recurring	\$ -	\$ 185.98	\$ 36.00	\$ 22.00			\$ 91.83	\$ 115.96	\$ 205.66					\$ 657.43	
<b>Total Non-Recurring Expense</b>	<b>\$ -</b>	<b>\$ 4,543.98</b>	<b>\$ 2,401.00</b>	<b>\$ 2,344.50</b>	<b>\$ 2,162.00</b>	<b>\$ 800.00</b>	<b>\$ 1,184.33</b>	<b>\$ 335.96</b>	<b>\$ 565.66</b>	<b>\$ 975.00</b>	<b>\$ 300.00</b>	<b>\$ 878.00</b>	<b>\$ -</b>	<b>\$ 16,490.43</b>	
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ 6,835.42</b>	<b>\$ 4,890.87</b>	<b>\$ 9,234.81</b>	<b>\$ 4,805.88</b>	<b>\$ 6,207.95</b>	<b>\$ 6,494.92</b>	<b>\$ 11,038.28</b>	<b>\$ 4,114.34</b>	<b>\$ 3,794.17</b>	<b>\$ 3,620.12</b>	<b>\$ 1,686.76</b>	<b>\$ -</b>	<b>\$ 62,723.52</b>	

Notes: Budget (in green ) was based on acutal expenses of the Prior Year 2021  
Monthly budget: \$6,000.00  
Total receipts of 2022: 32x \$2,250.00 = \$72,000.00 (with \$2,250.00 still outstanding)

**Proposal:**  
32 homes x \$2,500.00 = \$80,000.00

**Bayou Island Park HOA  
Budget VS. Actual Expenses  
Year of 2022 - 2023**

Expense	2022 Budget	Actaul 9/30	Estimated 12/31	Projected 2023	Memo
AT&T	\$ 2,186.28	\$ 1,971.49	\$ 2,871.49	\$ 3,158.64	10% increase 2023
Electricity	\$ 635.00	\$ 355.18	\$ 445.18	\$ 489.70	
Lawn Care - Weekly Service	\$ 5,310.00	\$ 3,420.00	\$ 4,590.00	\$ 5,049.00	
Fees amd Misc. recurring	\$ 135.00	\$ -	\$ -		
Pest Control Service	\$ 1,215.00	\$ 972.91	\$ 1,427.91	\$ 1,570.70	
Security (Constable)	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00	\$ 4,950.00	
Property Tax & Insurance	\$ 7,000.00	\$ 6,220.87	\$ 6,220.87	\$ 6,842.96	
Trash Service	\$ 6,144.00	\$ 5,184.00	\$ 6,912.00	\$ 7,603.20	
Utility - water	\$ 17,590.56	\$ 19,569.76	\$ 22,759.31	\$ 25,035.24	
<b>Total of Recurring Expense</b>	<b>\$ 44,215.84</b>	<b>\$ 42,194.21</b>	<b>\$ 49,726.76</b>	<b>\$ 54,699.44</b>	

Maint & Repair - Common area		\$ -	\$ -	\$ 2,000.00	
Maint. & Repair - Front Entry Gate		\$ 6,040.00	\$ 6,040.00		
Maint and Repair - Landscaping/Irrigation	\$ 2,820.00	\$ 8,725.00	\$ 9,925.00	\$ 5,000.00	Seasonal Flowers
Misc. Expenses - non recurring		\$ 657.43	\$ 657.43	\$ 8,000.00	
<b>Total Non-Recurring Expense</b>	<b>\$ 2,820.00</b>	<b>\$ 15,422.43</b>	<b>\$ 16,622.43</b>	<b>\$ 15,000.00</b>	
<b>Total</b>	<b>\$ 47,035.84</b>	<b>\$ 57,616.64</b>	<b>\$ 66,349.19</b>	<b>\$ 69,699.44</b>	

Notes: Projected with 10% increase for 2023

32 homes x \$2,500.00 = \$ 80,000