

# BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION, INC.

## Minutes of Board Meeting Held on January 10, 2023

The newly elected Board of Directors of the Bayou Island Park Homeowners Association, Inc. met in the Summit Room of Memorial Drive Presbyterian Church on Tuesday, January 10, 2023, immediately following the Annual Meeting of the members of the association, email notice of the meeting having been given to all members by the Secretary on December 28, 2022.

Directors present were Joe Henkel, Hassan Sedaghat and Kathie Ong, constituting a quorum for transacting business. Reggie Spiller and Jody Harrington were unavoidably absent. Other members present and observing the meeting included Mike Harrington, Counsel to the Board, Graham Rush, Mort and Fatimeh Mehdi, Linda Henkel and Scott and Suzanne Holliday.

The President, Joe Henkel, called the meeting to order at 8:50 p.m. In the absence of Jody Harrington, the President appointed Mike Harrington to act as secretary of the meeting.

1. Election of Officers. The following persons were duly nominated and elected as officers of the HOA, each to serve until the next Annual Meeting of Members: Joe Henkel, President; Reggie Spiller, Vice President; Kathie Ong, Treasurer; and Jody Harrington, Secretary. Mike Harrington was re-appointed as Counsel to the Board.

2. Erection of Wooden Fences on HOA Property. At the invitation of the President, Suzanne Holliday passed out a memorandum to the Board outlining the proposal of the Holliday and Xu families to erect a cedar fence on HOA property abutting the Tameez property at 36 E. Rivercrest Drive. Following a lengthy discussion, the President expressed the general consensus of the Board that the proposal is not objectionable and should move forward, with formal Board approval contingent upon finalizing the plan.

3. Parking Rules Amendment. Next, at the President's invitation, Graham Rush spoke in favor of amending the HOA's Parking Rules to restrict long-term parking of vehicles in the lot outside the entrance gate. Specifically, he proposed to add the highlighted proviso to the final sentence of the current Parking Rules:

**"Parking spaces outside the entrance gate may be used at any time; provided, however, that without obtaining the prior permission of the Board of Directors no resident may park a vehicle outside the entrance gate for a period in excess of seven consecutive days."**

After full discussion, the Board approved the proposed amendment, and directed that it be submitted for approval by the members at a special meeting to be held at such place, time and date as the President may determine in consultation with the Secretary. Approval will require a favorable vote of at least 22 of the 32 members of the HOA, Mike Harrington noted.

4. Other Matters. During the course of the meeting several members raised matters not on the agenda that the Board will take into consideration during the course of the year.

5. Adjournment. The President adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Mike Harrington, Acting Secretary

**BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION, INC.**

**ANNUAL MEETING MINUTES**

**JANUARY 10, 2023**

**1. Call to Order.** The 2023 Annual Meeting of the members of the Bayou Island Park Homeowners Association, Inc. was called to order by HOA President Joe Henkel at 7:05 p.m. on Tuesday, January 10, 2023, in the Summit Room of the Memorial Drive Presbyterian Church, notice of the meeting having been emailed to all HOA members by the Secretary, Jody Harrington, on December 28, 2022.

**2. Appointment of Meeting Secretary.** The President explained to the meeting that Jody Harrington was recovering from a bad fall and unable to attend. As permitted by the HOA's corporate bylaws, the President appointed Mike Harrington to act as secretary of the meeting.

**3. Declaration of Quorum.** The acting secretary of the meeting, Mike Harrington, confirmed the presence at the meeting, either in person or by proxy, of 28 out of a total of 32 members, easily establishing a quorum.

**4. Nomination of Directors.** President Joe Henkel announced that Hassan Sedaghat, Jody Harrington, Kathie Ong and he had agreed to stand for re-election to the five-member HOA board of directors. He also indicated that one or more members had nominated Scott Holliday and Reggie Spiller for election to the board. Joe then asked whether there were any other nominations for the board. Seeing none, he invited Scott Holliday to speak to the meeting concerning his background and qualifications for office, following which Joe spoke to the background and qualifications of Reggie Spiller, who was absent from the meeting due to a long-scheduled conflict. Next, Kathie Ong and Hassan Sedaghat summarized their respective backgrounds and qualifications. Finally, Mike Harrington shared his perspective on the background and qualifications of his spouse, Jody Harrington.

**5. Voting for Directors.** The President asked Kim Gustafson to distribute, tally and collect the written ballots for directors, and he indicated that the favorable vote of a majority of the votes cast in the election is required for election to the board.

**6. Proposed Amendment to HOA Covenants.** The President then announced that the next order of business was the consideration of the proposed Third Amendment to the Covenants, Conditions, Restrictions and Easements of the Association. The President explained the purpose of the amendment as increasing by \$1,000 per household the current \$500 cap on Special Assessments that the board may impose in a year, without obtaining prior member consent. He explained that all 2022 board members had recommended approval of the proposed amendment at an open board meeting that several non-board members had also attended. Approval of two-thirds of all members (22) is required to adopt the amendment, Joe noted.

Following a lengthy question-and-answer session respecting the proposed amendment, the President asked Mike Harrington to pass out, collect and tally written Consents for approval of the amendment. Mike explained that only those wishing to approve the amendment should sign and submit a Consent.

**7. Financial Report.** While the ballots and Consents were being completed and counted, the Treasurer, Kathie Ong, passed out to the meeting several financial statements, including a Summary of Receipts and Expenses as of year-end and the 2023 HOA budget. The Summary of Receipts and Expenses showed that

for 2022 available cash (excluding the roughly \$12,500 reserve in the savings account) exceeded expenses by only \$712.97. Following her remarks on the financials, Kathie answered several related questions, including those related specifically to HOA water usage costs, both past and projected. Before she retook her seat, Kathie received a rousing round of applause for her presentation and for her stellar work as Treasurer during the past year.

Following Kathie's report, President Joe Henkel addressed several actions taken by the board during 2022, including its decision to raise the Annual Assessment to \$3,250 per household, which he emphasized occurred at an open board meeting attended by several non-board members. Joe also presented a look ahead at important issues for the neighborhood in 2023, emphasizing the need to build up the HOA's cash reserves, especially to afford the HOA's retaining professional advice on soil erosion within BIP.

**8. Voting Results.** Kim Gustafson reported that 26 members had voted for directors, either in person or by proxy, and that each of Joe Henkel, Hassan Sedaghat, Jody Harrington, Kathie Ong, and Reggie Spiller had been elected to the board of directors by majority vote, each to serve until the next Annual Meeting of members.

Mike Harrington reported that 16 members (or their proxies) had signed Consents approving the proposed Third Amendment, six short of the 22 necessary to pass it, so the proposed amendment failed.

**9. Adjournment.** No further business was qualified to come before the meeting, so the President adjourned the meeting at 8:45 p. m. He then invited all HOA members who wished to remain to observe the first meeting of the 2023 board of directors.

Respectfully submitted,

Mike Harrington, Meeting Secretary

# Certified Ballot Votes

## 2023 Bayou Island Park HOA Ballot

### Board of Directors

Please vote for five candidates by inserting an "x" or a check mark (✓) by the names of your preferred candidates. If any candidate you prefer is not named, feel free to insert his or her name. You must sign this ballot.

- \_\_\_\_\_ Reggie Spiller
- \_\_\_\_\_ Kathy Ong
- \_\_\_\_\_ Jody Harrington
- \_\_\_\_\_ Joe Henkel
- \_\_\_\_\_ Hassan Sedaghat
- \_\_\_\_\_ Scott Holliday
- \_\_\_\_\_
- \_\_\_\_\_

This ballot is signed by the HOA member named below, on behalf of each owner of the member's lot, and/or as a proxy for each of [insert the name of each owner whose proxy you are voting]\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Please sign below and print your name under your signature:

Signed by: \_\_\_\_\_

*This is a summary of the ballots cast on 1/10/23 by 26 members.*

**Bayou Island Park HOA**  
**Summary Of Receipts and Expenses**  
**As of December 31, 2022**

**Cash Availability**

Balance on 1/1/2022 - Checking	\$54,653.97
Deposit from Dues	\$13,500.00
Remote Purchases & Fees	\$1,568.44
<b>Total Funds Available 2022</b>	<b>\$69,722.41</b>

**Expense**

AT&T	\$2,840.59
Electricity	\$459.13
Lawn Care - Weekly Service	\$4,500.00
Fees amd Misc. Recurring	\$226.00
Pest Control Service	\$1,252.91
Security (Constable)	\$4,500.00
Property Tax & Insurance	\$6,399.34
Trash Service	\$6,336.00
Utility - Water	\$24,122.45
<b>Total of Recurring Expense</b>	<b>\$50,636.42</b>

Maint & Repair - Fence	\$800.00
Maint. & Repair - Gate Opener	\$7,122.13
Maint and Repair - Landscaping & Irrigation	\$9,355.00
Misc. Expenses - Non Recurring	\$1,095.89
<b>Total Non-Recurring Expense</b>	<b>\$18,373.02</b>

<b>Total Expenses</b>	<b>\$69,009.44</b>
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<b>Net Cash</b>	<b>\$712.97</b>
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Collected 2023 Receipts ( Funds Available)	\$94,250.00
Saving Account balance as of 12/31/2022 (Reserve Funds)	\$12,495.39
Outstanding Balance ( Uncollected 2023 Assessment Dues)	\$12,000.00

**Bayou Island Park HOA  
2023 - BUDGET**

Expense	2021 - ACTUAL	2022- ACTUAL	2023 - BUDGET 17.23%
AT&T	\$ 2,190.65	\$ 2,840.59	\$ 3,330.02
Electricity	\$ 478.27	\$ 459.13	\$ 538.24
Lawn Care - Weekly Service	\$ 4,680.00	\$ 4,680.00	\$ 5,486.36
Fees amd Misc. recurring	\$ 197.45	\$ 226.00	\$ 264.94
Pest Control Service	\$ 891.00	\$ 1,252.91	\$ 1,468.79
Security (Constable)	\$ 4,000.00	\$ 4,500.00	\$ 5,275.35
Property Tax & Insurance	\$ 6,000.00	\$ 6,399.34	\$ 7,501.95
Trash Service	\$ 6,144.00	\$ 6,336.00	\$ 7,427.69
Utility - Water	\$ 15,428.34	\$ 24,122.45	\$ 28,278.75
<b>Total of Recurring Expense</b>	<b>\$ 40,009.71</b>	<b>\$ 50,816.42</b>	<b>\$ 59,572.09</b>
Maint. & Repair - Fence	\$ 4,988.01	\$ 800.00	\$ 937.84
Maint. & Repair - Front Entry Gate	\$ 917.10	\$ 7,122.13	\$ 8,349.27
Maint. & Repair -Landscaping/Irrigation	\$ 9,330.00	\$ 9,175.00	\$ 10,755.85
Legal & other Expenses - Non Recurring	\$ 3,620.60	\$ 1,095.89	\$ 1,284.71
<b>Total Non-Recurring Expense</b>	<b>\$ 18,855.71</b>	<b>\$ 18,193.02</b>	<b>\$ 21,327.68</b>
<b>Total</b>	<b>\$ 58,865.42</b>	<b>\$ 69,009.44</b>	<b>\$ 80,899.77</b>
Total Receipts Available for 2023			<b>\$ 94,250.00</b>

**NOTE: BUDGET FOR 2023 IS BASED ON THE INCREASE OF 17.23% FROM PREVIOUS YEAR**

**Bayou Island Park HOA  
Annual Expenses  
2021 vs 2022**

<b>Expense</b>	<b>2021</b>	<b>2022</b>	<b>DIFFERENCE</b>	<b>PERCENTAGE</b>
AT&T	\$ 2,190.65	\$ 2,840.59	\$ 649.94	29.67%
Electricity	\$ 478.27	\$ 459.13	\$ (19.14)	-4.00%
Lawn Care - Weekly Service	\$ 4,680.00	\$ 4,680.00	\$ -	0.00%
Fees amd Misc. recurring	\$ 197.45	\$ 226.00	\$ 28.55	14.46%
Pest Control Service	\$ 891.00	\$ 1,252.91	\$ 361.91	40.62%
Security (Constable)	\$ 4,000.00	\$ 4,500.00	\$ 500.00	12.50%
Property Tax & Insurance	\$ 6,000.00	\$ 6,399.34	\$ 399.34	6.66%
Trash Service	\$ 6,144.00	\$ 6,336.00	\$ 192.00	3.13%
Utility - water	\$ 15,428.34	\$ 24,122.45	\$ 8,694.11	56.35%
<b>Total of Recurring Expense</b>	<b>\$ 40,009.71</b>	<b>\$ 50,816.42</b>	<b>\$ 10,806.71</b>	<b>27.01%</b>

Maint. & Repair - Fence	\$ 4,988.01	\$ 800.00	\$ (4,188.01)	-83.96%
Maint. & Repair - Front Entry Gate	\$ 917.10	\$ 7,122.13	\$ 6,205.03	676.59%
Maint. & Repair -Landscaping/Irrigation	\$ 9,330.00	\$ 9,175.00	\$ (155.00)	-1.66%
Legal & other Expenses - non recurring	\$ 3,620.60	\$ 1,095.89	\$ (2,524.71)	-69.73%
<b>Total Non-Recurring Expense</b>	<b>\$ 18,855.71</b>	<b>\$ 18,193.02</b>	<b>\$ (662.69)</b>	<b>-3.51%</b>

<b>Total</b>	<b>\$ 58,865.42</b>	<b>\$ 69,009.44</b>	<b>\$ 10,144.02</b>	<b>17.23%</b>
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City of Houston - Water Bill  
2021  
Cash Basis

January	\$	477.44
February	\$	1,138.20
March	\$	707.70
April	\$	1,239.53
May	\$	1,201.94
June	\$	1,320.62
July	\$	1,008.50
August	\$	1,766.14
September	\$	1,870.68
October	\$	1,604.61
November	\$	1,284.61
December	\$	1,808.37
<b>Total</b>	<b>\$</b>	<b>15,428.34</b>

City of Houston - Water Bill  
2022  
Cash Basis

January	\$	-
February	\$	1,054.61
March	\$	1,599.83
April	\$	1,194.61
May	\$	1,263.76
June	\$	4,353.57
July	\$	4,056.69
August	\$	3,096.21
September	\$	1,881.81
October	\$	1,307.73
November	\$	1,826.61
December	\$	2,487.02
<b>Total</b>	<b>\$</b>	<b>24,122.45</b>

<b>INCREASE OF</b>	<b>56.35%</b>
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I WANT TO DEFUSE SCOTT'S CONCERN  
ABOUT A SPEC ASS'N OUT OF THE  
BLUE.

A Board Meeting would be  
required for Board to assess  
up to \$1,500. ALC HOMEOWNERS  
WOULD BE NOTICED + INVITED  
TO ATTEND. 1

# MEMO TO BIP HOA RECORDS

PRESIDENT JOE HENKEL APPROVED A REQUEST FROM CATHY ONG TO PAINT HER FRONT DOOR BLACK ON JANUARY 23, 2023 BY EMAIL. BELOW IS THE TEXT OF THAT EMAIL TO MRS. ONG

Cathy, please accept this as approval to paint your front door black.

Jody, please record this approval. The request was not circulated because Cathy needed a fast response and there are several black doors already in place.

Thanks, Joe

Joe Henkel, President  
Bayou Island Park Homeowners Association  
951 Bayou Island Drive  
Houston, Texas 77063

April 26, 2023

To Whom It May Concern:

The Board of Directors of the Bayou Island Park Homeowners Association, Inc. have unanimously approved the storm sewer design proposed by CSF Consulting (Project Civil Engineer) and MC2 Architects (Project Architect) for the property located at 36 E Rivercrest Drive. Houston Texas 77042.


Therefore, the Bayou Island Park Homeowners Association, Inc. agrees to grant access to their drainage easement for purposes of making drainage improvements as indicated in the plans submitted to the HOA.

#### Conditions of Access Grant

1. Access is granted, subject to the agreement that the owners, the Tameez family, will at its sole expense promptly restore or replace any fencing, landscaping, irrigation system or other property 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.
2. Access is granted under the understanding that the revised 36 storm sewer engineering design includes the removal of the 2 existing 12-inch outflow lines to be replaced with an unrestricted single 12-inch line from the 36-storm sewer to the BIP storm sewer.
3. In addition, it is acknowledged that other than the planned 12-inch retention pond inflow line with associated restrictors, that all other inflow lines to the 36-storm sewer would be removed, and abandoned and that no additional drainage lines would be connected in the future.

For the proposed project, we attach the reference drawing set C-400 and C-500 along with sketches, diagrams and photos that were prepared of the drainage system by BIP Board Member Reginal Spiller.

Sincerely,



Joe Henkel, President



From: **Joe Henkel** jmph68@outlook.com

Subject: **Security**

Date: May 1, 2023 at 12:28:17 PM

To: jody.harrington@gmail.com,  
Kathie@fresh1900.com,  
asedaghat@sbcglobal.net,  
regspiller@aol.com

Cc: charrington@velaw.com

All – As you may recall, the Whispering Oaks Civic Club contract for security, which we were a part of, has been cancelled. Their representative, Amy Puchot, introduced me to Sargent Frank Salas, Pct. 5 Constable's Office. Jody, Mike and I spoke to Salas this morning and have generally agreed, subject to board approval, to the following.

One year contract for \$5,000 per year for services to include as follows.

- **General Resource** - While the primary contract for emergency services will be Houston Police Department, we can contact Sargent Salas, primarily via email for assistance with issues such as campers under the bridge. He asked that his cell phone number to be provided only to board members, residents should use email

to communicate with him.

- **Surveillance** – Salas and/or his officers will cruise the circle and/or park in the parking lot at random hours and times of day and night primarily to be visible, letting people know that we have special security watching the neighborhood.
- **Vacation Watch** – Residents may email Salas to let them know that they will be out of town. Salas and/or his officers will drive by the house, without exiting the patrol car, to see if they see anything suspicious or unusual. We plan to encourage neighbors to let their neighbors know when they are out of town so we can watch houses for each other.

**Kathie** – Sargent Salas generally expects to get paid monthly I told him you would likely set it up

on auto pay, but that you will work with him directly to get the payment schedule set up. I will send you his contact information via text message.

Thanks, Joe

Joe Henkel  
1118 Bayou Island Drive  
Houston, Texas 77063

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



# SUBDIVISION INFORMATION, INCLUDING RESALE CERTIFICATE FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION

(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at 1114 Bayou Island Drive (Street Address), City of Houston, County of Harris, Texas, prepared by the property owners' association (Association).

A. The Property  is  is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.

B. The current regular assessment for the Property is \$ 3,250 per ANNUUM.

C. A special assessment for the Property due after this resale certificate is delivered is \$ 250.00 payable as follows see paragraph K below as to payment method for the following purpose: providing this Resale Certificate.

D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ -0-.

E. The capital expenditures approved by the Association for its current fiscal year are \$ -0-.

F. The amount of reserves for capital expenditures is \$ -0-.

G. Unsatisfied judgments against the Association total \$ -0-.

H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there  are  are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: \_\_\_\_\_.

I. The Association's board  has actual knowledge  has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: \_\_\_\_\_.

J. The Association  has  has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.

K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$ 250.00. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee). \_\_\_\_\_

all fees and charges should be remitted to the Treasurer of the HOA, Kathie Ong, 951 Bayou Island Drive, Houston, Tx 77063

L. The Association's managing agent is not applicable  
(Name of Agent)  
\_\_\_\_\_  
(Mailing Address)  
\_\_\_\_\_  
(Telephone Number) \_\_\_\_\_ (Fax Number)  
\_\_\_\_\_  
(E-mail Address)

M. The restrictions  do  do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.  
REQUIRED ATTACHMENTS:


- 1. Restrictions
- 2. Rules
- 3. Bylaws
- 4. Current Balance Sheet
- 5. Current Operating Budget
- 6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities
- 7. Any Governmental Notices of Health or Housing Code Violations

**NOTICE: This Subdivision Information may change at any time.**

Bayou Island Park Homeowners Association  
Name of Association

By: Josephine H. Harrington  
Print Name: Josephine H. Harrington  
Title: Secretary

Date: May 9, 2023  
Mailing Address: 1010 Bayou Island Drive, Houston TX 77063  
E-mail: jody.harrington@gmail.com (with a copy to eharrington@velaw.com)

 This form has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-5. This form replaces TREC No. 37-4.

**From:** regspiller@gmail.com <regspiller@gmail.com>  
**Sent:** Monday, July 10, 2023 5:42 PM  
**To:** 'HCFCF Citizen Service Ctr.' <Citizensservice@hcfcd.hctx.net>  
**Cc:** 'Epley, Dylan (Flood Control)' <Dylan.Epley@hcfcd.hctx.net>; 'Tyrone West' <tyrone.west@hcfcd.hctx.net>  
**Subject:** RE: HCFCF Unit W100-00-00, KM 490-N, Pct 3, SR 88926 Dumping

Dear Pamela,

Thank you for the follow up and for you and your staff being proactive to my call today. I spoke to Mr. Darrell Hahn, who ultimately directed me to the City of Houston Flood Management Office. Eventually I was able to get connected with Mr. Tyrone West from hcfcd who came out to do a preliminary inspection of which I am very grateful for. I cc Mr. West in this email above. I provided Mr. West the attached set of photos of the dirt dumping activity for his records. He indicated that he would speak to his supervisors about the situation.

I'd like to clarify the comments that you shared below. If you look at the maps and photos that I attach, you will see that the dirt that is being dumped is being pushed into the designated Buffalo Bayou "flood way" and not directly into the water though some of this dirt eventually makes its way into the Bayou. A lot of dirt has also been pushed under the Gessner Bridge. As was the case today when a large dump truck was seen unloading dirt fill, many truckloads of dirt have been dumped onto the property with a goal of extending the existing back yard into the Bayou. The "flood way", where the dirt is being dumped, frequently sees high water and is located well below the FEMA 100 year flood contour thus, the dirt restricts the overall channel width and dimensions above the Gessner Bridge. This channel restriction creates several issues and concerns for us across the bayou and further upstream. First, we believe that the channel restriction will act to dam water upstream during high water flow increasing our chances of flooding. The impact does not need to be a Harvey event. Recent July 8/9<sup>th</sup> rains brought the bayou up 12 feet to the base of the dirt pile, where flow was restricted. The restriction causes water velocity to increase in this area which potentially puts the bridge at risk. Water levels like we saw in 2015 and 2016 at the bridge make the situation even more serious as we saw large trees crashing against the base of the bridge where an existing blue 30 inch city water pipe crosses the Bayou and was slammed.

I initially had a friendly discussion with the owner Mr. Mike Spradley in March and shared both concerns and the maps of where the "flood way" existed. I also indicated that he would be well advised to seek a permit to do any further work in this area. I understand that another neighbor from the north side of the bayou had expressed similar concerns. I can't imagine that the City Flood Management Office would provide a permit for this activity. My apologies for the one to bring this to your attention however it's for the benefit for all living along the Bayou.

I trust that this information will allow you to properly address the situation. Thank you again for your assistance.

Sincerely Yours  
Reginal Spiller  
1014 Bayou Island Drive  
Houston Texas 77063  
713-504-6490

**From:** HCFCD Citizen Service Ctr. <[Citizensservice@hcfcd.hctx.net](mailto:Citizensservice@hcfcd.hctx.net)>  
**Sent:** Monday, July 10, 2023 3:22 PM  
**To:** 'regspiller@gmail.com' <[regspiller@gmail.com](mailto:regspiller@gmail.com)>  
**Cc:** HCFCD Citizen Service Ctr. <[Citizensservice@hcfcd.hctx.net](mailto:Citizensservice@hcfcd.hctx.net)>; Epley, Dylan (Flood Control) <[Dylan.Epley@hcfcd.hctx.net](mailto:Dylan.Epley@hcfcd.hctx.net)>  
**Subject:** HCFCD Unit W100-00-00, KM 490-N, Pct 3, SR 88926 Dumping

Dear Reginal Spiller,

A Harris County Flood Control District Service Request # [88926](#) was submitted for Property Manager, Dylan Epley to assess the Dumping concern you reported.

He reported that the owner of 3 Gessner Road, Htx 77063, Mike Spradley, is putting, dumping dirt into Buffalo Bayou..

The HOA of Bayou Island personnel have contacted and spoken with him, and he stopped for a while, (nice man, family etc.), but he has started dumping dirt under the bridge and into the water again - to extend his property into the bayou. Mr. Spiller wanted HCFCD also investigate the compromised channel asap please. I gave Mr. Spiller Harris County Engineering Department's phone number to report the same to their office to they can put in for their Official Investigation with Violation Fine and Cleanup consequences.

*City of Houston's*

\*Update – When Mr. Spiller called HCFCD, Darryl Hahn told him this would be City of Houston's jurisdiction. I attached a map image – I can see now how that may be the case, because it does appear coded differently on the opposite sides of the bank.

Mr. Spiller, Flood Control does appreciate the heads up, because HCFCD has interest in the channel flow, and we'll know what's happening in this area if there is a waterflow issue for Buffalo Bayou at this juncture.

You're welcome to let us know how this turns out. - please include your SR# or forward this email for reference.

Best Regards,  
**Pamela Van Stavern**  
Citizens Service Center Representative  
**Harris County Flood Control District**  
9900 Northwest Freeway | Houston, Texas 77092  
346-286-4197 [CitizensService@hcfcd.hctx.net](mailto:CitizensService@hcfcd.hctx.net) | 346-286-4000 (main) [www.hcfcd.org](http://www.hcfcd.org)

You may submit an HCFCD Report A Problem online by going to: [www.hcfcd.org/Community/Contact-Us/Service-Request](http://www.hcfcd.org/Community/Contact-Us/Service-Request)

Please visit this link to find out more about our Mow Cycle process and other helpful, interesting topics.  
Interactive Mowing Schedule Map link: <https://www.hcfcd.org/interactive-mapping-tools/mowing-schedule-explained/>

Houston 5 Calendar Days to complete this request.

Case Information:

- **Case Number:** 2300964843
- **Entered Address** 3 GESSNER RD
- **Status:** Active - Routed

To track the status of your case, please visit <https://www.houstontx.gov/311/> and use Case

Number: 2300964843 . In the event that this problem has already been reported, your Status will show as Cancelled - Merged. This indicates that your Case information has been added to the existing case. Your original Case Number can still be used to track this case but will now show as an alternate Case Number. You will now receive updates on the existing Case.

[Click here to receive CitizensNet/Alert Houston emails for future emergency communication and](#)

From: Joe Henkel [jmph68@outlook.com](mailto:jmph68@outlook.com)  
Subject: Fwd: Houston 311 Notification of New  
Case COH:0777854  
Date: Aug 5, 2023 at 10:39:20 AM  
To: Jody Harrington  
[jody.harrington@gmail.com](mailto:jody.harrington@gmail.com)

Sent from my iPhone

Begin forwarded message:

**From:** ARA - 311 Help Line <[311@houstontx.gov](mailto:311@houstontx.gov)>  
**Date:** August 4, 2023 at 11:46:01 AM CDT  
**To:** Joe Henkle <[jmph68@outlook.com](mailto:jmph68@outlook.com)>  
**Subject:** Houston 311 Notification of New Case  
COH:0777854

Joe Henkle ,

Thank you for contacting City of Houston 311 Help & Information. We have created a new Case for Service Request Type: Floodplain for Grading, Fill or Paving and assigned it Case Number: 2300964843 . Please allow the City of

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

**As of June 30, 2023**

**Cash Availability**

Saving As of 01/01/2023	\$ 12,497.11
Checking As of 01/01/2023	\$ 712.97
Deposit from 2023 Due (2022)	\$ 104,000.00
Deposit from Fees and other charges	\$ 4,326.50
Interest Income	\$ 772.43
<b>Total Funds Available 2023</b>	<b><u>\$ 122,309.01</u></b>

**Expense Jan - Jun, 2023**

AT&T	\$ 1,407.12
Electricity	\$ 355.34
Lawn Care - Weekly Service	\$ 2,250.00
Landscaping & Tree - Seasonal Maint.	\$ 2,784.00
Fees amd Misc. recurring	\$ 12.00
Pest Control Service	\$ 140.00
Security (Constable)	\$ 830.00
Property Tax & Insurance	\$ 6,795.52
Trash Service	\$ 3,456.00
Utility - water	\$ 8,073.78
<b>Total of Recurring Expense</b>	<b><u>\$ 26,103.76</u></b>

Maint & Repair - Fence/Guard house	\$ 231.19
Maint. & Repair - Gate System	\$ 4,390.31
Maint and Repair - Irrigation	\$ 2,705.00
Misc. Expenses - non recurring	\$ 242.84
<b>Total Non-Recurring Expense</b>	<b><u>\$ 7,569.34</u></b>

**Total Expenses** **\$ 33,673.10**

**Bank balance** **\$ 88,635.91**

**Bayou Island Park HOA  
Budget VS. Monthly Expenses  
Year of 2023**

Expense	Monthly Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	YEARLY BUDGET
AT&T	\$ 277.50	\$ 228.88	\$ 229.40	\$ 229.36	\$ 229.36	\$ 245.00	\$ 245.12							\$ 1,407.12	\$ 3,330.02
Electricity	\$ 44.85	\$ 149.00	\$ 33.25	\$ 33.40	\$ 37.59	\$ 51.13	\$ 50.97							\$ 355.34	\$ 538.24
Lawn Care	\$ 457.20	\$ 450.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00							\$ 2,250.00	\$ 5,486.36
Landscaping	\$ 448.16	\$ 150.00	\$ 400.00	\$ 2,234.00										\$ 2,784.00	\$ 5,377.93
Fees amd Misc.	\$ 22.08		\$ 12.00											\$ 12.00	\$ 264.94
Pest Control Service	\$ 122.40					\$ 140.00								\$ 140.00	\$ 1,468.79
Security / Constable	\$ 439.61					\$ 415.00	\$ 415.00							\$ 830.00	\$ 5,275.35
Property Tax & Insurance	\$ 625.16	\$ 19.98					\$ 6,775.54							\$ 6,795.52	\$ 7,501.95
Trash Service	\$ 618.97	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00							\$ 3,456.00	\$ 7,427.69
Utility - water	\$ 2,356.56	\$ 1,451.25	\$ 2,184.90	\$ 271.70		\$ 2,056.19	\$ 2,109.74							\$ 8,073.78	\$ 28,278.75
<b>Total of Recurring Expense</b>	<b>\$ 5,412.50</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 3,704.46</b>	<b>\$ 1,202.95</b>	<b>\$ 3,843.32</b>	<b>\$ 10,532.37</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,103.76</b>	<b>\$ 64,950.02</b>
M & P - Fence/Guard house	\$ 78.15			\$ 231.19										\$ 231.19	\$ 937.84
M &P - Gate System	\$ 695.77			\$ 450.00			\$ 3,940.31							\$ 4,390.31	\$ 8,349.27
M &P - Irrigation	\$ 448.16			\$ 1,600.00	\$ 1,020.00		\$ 85.00							\$ 2,705.00	\$ 5,377.93
Misc. Expenses	\$ 107.06			\$ 56.27		\$ 15.00	\$ 171.57							\$ 242.84	\$ 1,284.71
<b>Total Non-Recurring Expense</b>	<b>\$ 1,329.15</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,337.46</b>	<b>\$ 1,020.00</b>	<b>\$ 15.00</b>	<b>\$ 4,196.88</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,569.34</b>	<b>\$ 15,949.75</b>
<b>Total Monthly Expenses</b>	<b>\$ 6,741.65</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 6,041.92</b>	<b>\$ 2,222.95</b>	<b>\$ 3,858.32</b>	<b>\$ 14,729.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,673.10</b>	<b>\$ 80,899.77</b>

**Bayou Island Park HOA**

**Bank Balance Report**

**As of Sept 30, 2023**

Checking Ending Balance on 9/30	\$ 8,330.23
Outstanding Checks	\$ 3,513.23
<b>Actual Balance</b>	<b>\$ 4,817.00</b>
<hr/>	
Saving Ending Balance on 9/30	\$ 62,734.74
<hr/>	
<b>Total Cash Availability as of 9/30</b>	<b>\$ 67,551.74</b>
<hr/> <hr/>	

Notes: Our budget  $\$6,750.00 \times 3 = \$20,250.00$   
Actual Spending =  $\$21,110.37$   
Over budget =  $(\$860.37)$

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

**As of Sept 30, 2023**

**Cash Availability**

Saving As of 01/01/2023	\$ 12,497.11
Checking As of 01/01/2023	\$ 712.97
Deposit from 2023 Due (2022)	\$ 104,000.00
Deposit from Fees and other charges (2021)	\$ 4,326.50
Interest Income	\$ 798.63
<b>Total Funds Available 2023</b>	<b><u>\$ 122,335.21</u></b>

**Expense Jan - Sept, 2023**

Auto Gate Control	\$ 2,419.19
Electricity	\$ 513.74
Lawn Care - Weekly Service	\$ 3,330.00
Landscaping & Tree - Seasonal Maint.	\$ 4,834.00
Fees and Misc. recurring	\$ 34.00
Pest Control Service	\$ 595.00
Security (Constable)	\$ 2,075.00
Property Tax & Insurance	\$ 6,795.52
Trash Service	\$ 5,184.00
Utility - water	\$ 21,433.68
<b>Total of Recurring Expense</b>	<b><u>\$ 47,214.13</u></b>

Maint & Repair - Fence/Guard house	\$ 231.19
Maint. & Repair - Gate System	\$ 4,390.31
Maint and Repair - Irrigation	\$ 2,705.00
Misc. Expenses - non recurring	\$ 242.84
<b>Total Non-Recurring Expense</b>	<b><u>\$ 7,569.34</u></b>

**Total Expenses** **\$ 54,783.47**

**Bank balance** **\$ 67,551.74**

**Bayou Island Park HOA  
Budget VS. Monthly Expenses  
Year of 2023**

Expense	Monthly Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	YEARLY BUDGET
AT&T	\$ 277.50	\$ 228.88	\$ 229.40	\$ 229.36	\$ 229.36	\$ 245.00	\$ 245.12							\$ 1,407.12	\$ 3,330.02
Electricity	\$ 44.85	\$ 149.00	\$ 33.25	\$ 33.40	\$ 37.59	\$ 51.13	\$ 50.97							\$ 355.34	\$ 538.24
Lawn Care	\$ 457.20	\$ 450.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00							\$ 2,250.00	\$ 5,486.36
Landscaping	\$ 448.16	\$ 150.00	\$ 400.00	\$ 2,234.00										\$ 2,784.00	\$ 5,377.93
Fees amd Misc.	\$ 22.08		\$ 12.00											\$ 12.00	\$ 264.94
Pest Control Service	\$ 122.40					\$ 140.00								\$ 140.00	\$ 1,468.79
Security / Constable	\$ 439.61					\$ 415.00	\$ 415.00							\$ 830.00	\$ 5,275.35
Property Tax & Insurance	\$ 625.16	\$ 19.98					\$ 6,775.54							\$ 6,795.52	\$ 7,501.95
Trash Service	\$ 618.97	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00							\$ 3,456.00	\$ 7,427.69
Utility - water	\$ 2,356.56	\$ 1,451.25	\$ 2,184.90	\$ 271.70		\$ 2,056.19	\$ 2,109.74							\$ 8,073.78	\$ 28,278.75
<b>Total of Recurring Expense</b>	<b>\$ 5,412.50</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 3,704.46</b>	<b>\$ 1,202.95</b>	<b>\$ 3,843.32</b>	<b>\$ 10,532.37</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,103.76</b>	<b>\$ 64,950.02</b>
M & P - Fence/Guard house	\$ 78.15			\$ 231.19										\$ 231.19	\$ 937.84
M &P - Gate System	\$ 695.77			\$ 450.00			\$ 3,940.31							\$ 4,390.31	\$ 8,349.27
M &P - Irrigation	\$ 448.16			\$ 1,600.00	\$ 1,020.00		\$ 85.00							\$ 2,705.00	\$ 5,377.93
Misc. Expenses	\$ 107.06			\$ 56.27		\$ 15.00	\$ 171.57							\$ 242.84	\$ 1,284.71
<b>Total Non-Recurring Expense</b>	<b>\$ 1,329.15</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,337.46</b>	<b>\$ 1,020.00</b>	<b>\$ 15.00</b>	<b>\$ 4,196.88</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,569.34</b>	<b>\$ 15,949.75</b>
<b>Total Monthly Expenses</b>	<b>\$ 6,741.65</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 6,041.92</b>	<b>\$ 2,222.95</b>	<b>\$ 3,858.32</b>	<b>\$ 14,729.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,673.10</b>	<b>\$ 80,899.77</b>

**Bayou Island Park HOA  
Budget VS. Monthly Expenses  
Year of 2023**

Expense	Monthly Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	YEARLY BUDGET
Auto Gate Control	\$ 277.50	\$ 228.88	\$ 229.40	\$ 229.36	\$ 229.36	\$ 245.00	\$ 245.12	\$ 417.02	\$ 296.36	\$ 298.69				\$ 2,419.19	\$ 3,330.02
Electricity	\$ 44.85	\$ 149.00	\$ 33.25	\$ 33.40	\$ 37.59	\$ 51.13	\$ 50.97	\$ 54.38	\$ 50.27	\$ 53.75				\$ 513.74	\$ 538.24
Lawn Care	\$ 457.20	\$ 450.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00				\$ 3,330.00	\$ 5,486.36
Landscaping	\$ 448.16	\$ 150.00	\$ 400.00	\$ 2,234.00				\$ 150.00		\$ 1,900.00				\$ 4,834.00	\$ 5,377.93
Fees amd Misc.	\$ 22.08		\$ 12.00						\$ 22.00					\$ 34.00	\$ 264.94
Pest Control Service	\$ 122.40					\$ 140.00		\$ 140.00	\$ 140.00	\$ 175.00				\$ 595.00	\$ 1,468.79
Security / Constable	\$ 439.61					\$ 415.00	\$ 415.00	\$ 415.00	\$ 415.00	\$ 415.00				\$ 2,075.00	\$ 5,275.35
Property Tax & Insurance	\$ 625.16	\$ 19.98					\$ 6,775.54							\$ 6,795.52	\$ 7,501.95
Trash Service	\$ 618.97	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00				\$ 5,184.00	\$ 7,427.69
Utility - water	\$ 2,356.56	\$ 1,451.25	\$ 2,184.90	\$ 271.70		\$ 2,056.19	\$ 2,109.74	\$ 6,217.88	3628.79	\$ 3,513.23				\$ 21,433.68	\$ 28,278.75
<b>Total of Recurring Expense</b>	<b>\$ 5,412.50</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 3,704.46</b>	<b>\$ 1,202.95</b>	<b>\$ 3,843.32</b>	<b>\$ 10,532.37</b>	<b>\$ 8,330.28</b>	<b>\$ 5,488.42</b>	<b>\$ 7,291.67</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,214.13</b>	<b>\$ 64,950.02</b>
M & R - Fence/Guard house	\$ 78.15			\$ 231.19										\$ 231.19	\$ 937.84
M & R - Gate System	\$ 695.77			\$ 450.00			\$ 3,940.31							\$ 4,390.31	\$ 8,349.27
M & R - Irrigation	\$ 448.16			\$ 1,600.00	\$ 1,020.00		\$ 85.00							\$ 2,705.00	\$ 5,377.93
Misc. Expenses	\$ 107.06			\$ 56.27		\$ 15.00	\$ 171.57							\$ 242.84	\$ 1,284.71
<b>Total Non-Recurring Expense</b>	<b>\$ 1,329.15</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,337.46</b>	<b>\$ 1,020.00</b>	<b>\$ 15.00</b>	<b>\$ 4,196.88</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,569.34</b>	<b>\$ 15,949.75</b>
<b>Total Monthly Expenses</b>	<b>\$ 6,741.65</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 6,041.92</b>	<b>\$ 2,222.95</b>	<b>\$ 3,858.32</b>	<b>\$ 14,729.25</b>	<b>\$ 8,330.28</b>	<b>\$ 5,488.42</b>	<b>\$ 7,291.67</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,783.47</b>	<b>\$ 80,899.77</b>

\* AT & T, DKS all to Cellular (Auto Gate Control)  
Cellular - DKS Doorking, INC.  
Internet - AT & T

BAYOU ISLAND PARK HOMEOWNERS  
ASSOCIATION, INC.



Time Chart, November 2023-January 2024

**(Assumes No Bylaw Amendments and No Change to Annual  
Assessment Amount)**

<u>Date</u>	<u>Event</u>
By Early Nov.	Secretary to give notice to all HOA members of the Special Board Meeting on Nov. [ ] (at least 144 hours in advance of commencement of the meeting) at the Henkel home to take action on two items: fixing the date of the Annual Meeting of Members and determining the Annual Assessment for 2023.
7 PM, Nov. [ ]	Hold Special Board Meeting at the Henkel residence (1) to designate 7 PM, January [ ], 2024, at Memorial Drive Presbyterian Church as the time, date and place of the Annual Meeting of Members and (2) to set the Annual Assessment for 2024 at \$3,250 per household.
By Early Dec.	Treasurer to distribute invoices for 2024 annual assessments (\$3,250 per Lot).
By Early Dec.	Identify one or more prospective new Board members.
Early/Mid Dec.	Counsel (CMH) to distribute to all directors drafts of the Notice of Annual Meeting, Director nomination form and Proxy for voting at the Annual Meeting
Mid/Late Dec.	Secretary to distribute via email to all HOA members the Notice of Annual Meeting of Members, Proxy and Director nomination form (10-60 days prior to Annual Meeting); notice to include mention of Regular Meeting of Board to elect officers immediately following the Annual Meeting.
Early Jan. 2024	Counsel (CMH) to prepare ballots for electing Directors for use at Annual Meeting of Members
Jan. [ ], 2024	Hold Annual Meeting of Members at 7 p.m. at MDPC to elect Directors.
	Hold Regular Board Meeting of newly elected Directors immediately following Annual Meeting of Members to elect new officers (as prescribed in Sec. 3, Art. IV of the corporate Bylaws)

# BIP Erosion and Drainage Cost Estimates

Nov 30, 2023

Bayou Island Drainage and Erosion Estimates

Step 1- Extend Drainage Lines to discharge water into the Bayou

	#	Length	cost	Total
4" Black Pipe lines 100 feet	5	100	120	600
2" PVC	1	100	120	120
Wire and Stakes				30
Total Material				750
Labor to do instlation				450
			Total	1200

Step 2 Repair Bayou Retaining wall

Big Metal Stakes	30	8	10.83	325
Galvanized wire	5	100	32	160
Bags of Cement	100		6	600
Labor to Install and delivery				750
			Total	1835

Step 3 . Stop Erosion / repair wall along fence near Parking lot

Bags of Cement	200		6	1200
Galvanized wire	5	100	41	205
Big Metal Stakes	46	8	10.83	495
Labor to Install and delivery				850
			Total	2750

Total Material	4485
Total Labor	2050

**Grand Total Cost**

**\$ 5785**

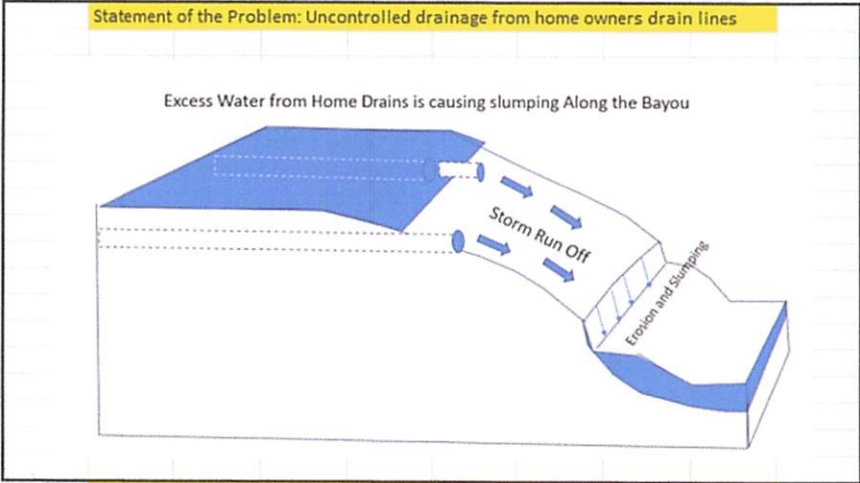
**Drain Line Installation**

Step 1- Extend Drainage Lines to discharge water into the Bayou

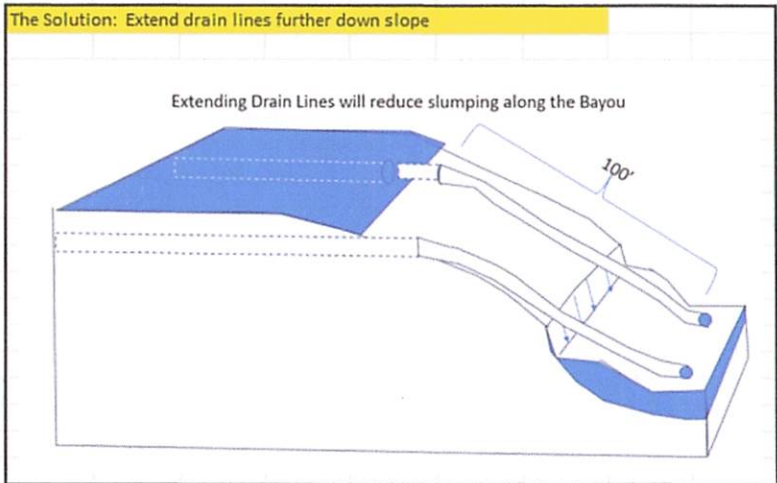
	#	Length	cost \$	Total
4" Black Pipe lines 100 feet	5	100	120	600
2" PVC	1	100	120	120
Wire and Stakes				30
<b>Total Material</b>				<b>750</b>
Labor to do instlation				450
			<b>Total</b>	<b>1200</b>



Example of Existing Drain line at the top of the Bayou Slope



Existing Drain lines from Home owners Houses are causing erison and slumping Down slope along the Bayou Wall . Installation of the lines will eliminate the problem

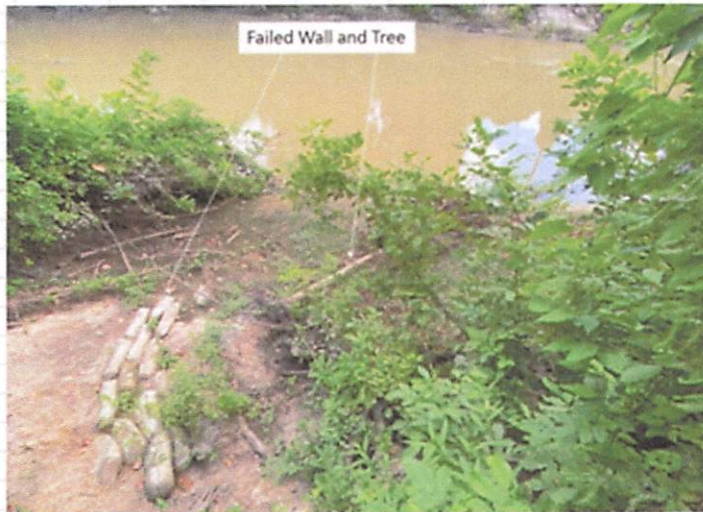
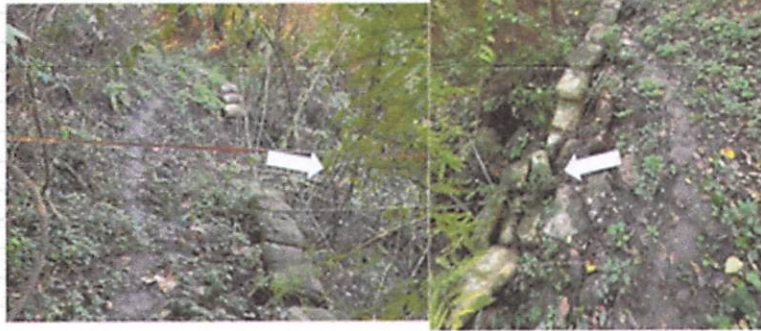


Step 2 Repair Bayou Retaining wall				
Big Metal Stakes	30	8	10.83	325
Galvanized wire	5	100	32	160
Bags of Cement	100		6	600
Labor to Install and delivery				750
			Total	1835

These photos are examples of where the Bayou retaining wall has failed and needs repair. Some of the problem has been caused by water draining from pipes located further up slope. This issue will be addressed by extending the existing drain line beyond the wall.

### November 15, 2023, Photos

The wall has failed in 2 sections again



Step 3 . Stop Erosion / repair wall Along Fence near Parking lot				
Bags of Cement	200		6	1200
Galvanized wire	5	100	41	205
Big Metal Stakes	46	8	10.83	495
Labor to Install and delivery				850
			Total	2750

General location of collapsed retaining wall along the front fence



- >
- Total Cost Estimate
- Drain Line Install 1
- Retaining Wall Repair 2
- Front Fence Retaining Wall 3

Wall has collapsed potentially endangering the existing iron fence



**Bayou Island Park HOA**

**Bank Balance Report**

**As of Nov 30, 2023**

Checking A/C Ending Balance on 11/30	\$ 7,263.21
Outstanding Checks	\$ 5,154.94
Actual Checking A/C Balance	<u>\$ 2,108.27</u>
<hr/>	
Saving A/C Ending Balance on 11/30	<u>\$ 53,496.24</u>
<hr/>	
<b>Total Cash Availability as of 11/30</b>	<b><u><u>\$ 55,604.51</u></u></b>

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

<b>Expense</b>	<b>Actaul 11/30</b>	<b>Estimated 12/31</b>	<b>2023 - BUDGET 17.23%</b>
Auto Gate Control	\$ 2,715.13	\$ 2,897.08	\$ 3,330.02
Electricity	\$ 626.11	\$ 686.11	\$ 538.24
Lawn Care - Weekly Service	\$ 4,410.00	\$ 4,410.00	\$ 5,486.36
Fees amd Misc. recurring	\$ 34.00	\$ 34.00	\$ 264.94
Pest Control Service	\$ 1,225.00	\$ 1,225.00	\$ 1,468.79
Security (Constable)	\$ 3,320.00	\$ 3,320.00	\$ 5,275.35
Property Tax & Insurance	\$ 6,831.12	\$ 6,831.12	\$ 7,501.95
Trash Service	\$ 6,912.00	\$ 6,912.00	\$ 7,427.69
Utility - water	\$ 25,821.65	\$ 27,321.65	\$ 28,278.75
<b>Total of Recurring Expense</b>	<b>\$ 51,895.01</b>	<b>\$ 53,636.96</b>	<b>\$ 59,572.09</b>

Maint & Repair - Fence/ Guard House	\$ 231.19	\$ 231.19	\$ 937.84
Maint. & Repair - Gate System	\$ 4,999.16	\$ 4,999.16	\$ 8,349.27
Maint and Repair - Landscaping/Irrigation	\$ 9,089.00	\$ 11,089.00	\$ 10,755.85
Misc. Expenses - non recurring	\$ 1,277.84	\$ 1,277.84	\$ 1,284.71
<b>Total Non-Recurring Expense</b>	<b>\$ 15,597.19</b>	<b>\$ 17,597.19</b>	<b>\$ 21,327.67</b>
<b>Total</b>	<b>\$ 67,492.20</b>	<b>\$ 71,234.15</b>	<b>\$ 80,899.76</b>

**Bayou Island Park HOA  
Budget VS. Monthly Expenses  
Year of 2023**

Expense	Monthly Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	YEARLY BUDGET
Auto Gate Control	\$ 277.50	\$ 228.88	\$ 229.40	\$ 229.36	\$ 229.36	\$ 245.00	\$ 245.12	\$ 417.02	\$ 296.36	\$ 298.69	\$ 147.97	\$ 147.97		\$ 2,715.13	\$ 3,330.02
Electricity	\$ 44.85	\$ 149.00	\$ 33.25	\$ 33.40	\$ 37.59	\$ 51.13	\$ 50.97	\$ 54.38	\$ 50.27	\$ 53.75	\$ 57.06	\$ 55.31		\$ 626.11	\$ 538.24
Lawn Care	\$ 457.20	\$ 450.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 4,410.00	\$ 5,486.36
Landscaping	\$ 448.16	\$ 150.00	\$ 400.00	\$ 2,234.00				\$ 150.00		\$ 1,900.00	\$ 230.00	\$ 1,320.00		\$ 6,384.00	\$ 5,377.93
Fees amd Misc.	\$ 22.08		\$ 12.00						\$ 22.00					\$ 34.00	\$ 264.94
Pest Control Service	\$ 122.40					\$ 140.00		\$ 140.00	\$ 140.00	\$ 175.00	\$ 420.00	\$ 140.00	\$ 70.00	\$ 1,225.00	\$ 1,468.79
Security / Constable	\$ 439.61					\$ 415.00	\$ 415.00	\$ 415.00	\$ 415.00	\$ 415.00	\$ 415.00	\$ 415.00	\$ 415.00	\$ 3,320.00	\$ 5,275.35
Property Tax & Insurance	\$ 625.16	\$ 19.98					\$ 6,775.54						\$ 35.60	\$ 6,831.12	\$ 7,501.95
Trash Service	\$ 618.97	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 576.00	\$ 6,912.00	\$ 7,427.69
Utility - water	\$ 2,356.56	\$ 1,451.25	\$ 2,184.90	\$ 271.70		\$ 2,056.19	\$ 2,109.74	\$ 6,217.88	3628.79	\$ 3,513.23	\$ 1,833.63	\$ 2,554.34		\$ 25,821.65	\$ 28,278.75
<b>Total of Recurring Expense</b>	<b>\$ 5,412.50</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 3,704.46</b>	<b>\$ 1,202.95</b>	<b>\$ 3,843.32</b>	<b>\$ 10,532.37</b>	<b>\$ 8,330.28</b>	<b>\$ 5,488.42</b>	<b>\$ 7,291.67</b>	<b>\$ 4,039.66</b>	<b>\$ 5,568.62</b>	<b>\$ 1,456.60</b>	<b>\$ 58,279.01</b>	<b>\$ 64,950.02</b>
M & R - Fence/Guard house	\$ 78.15			\$ 231.19										\$ 231.19	\$ 937.84
M & R - Gate System	\$ 695.77			\$ 450.00			\$ 3,940.31				\$ 197.50	\$ 411.35		\$ 4,999.16	\$ 8,349.27
M & R - Irrigation	\$ 448.16			\$ 1,600.00	\$ 1,020.00		\$ 85.00							\$ 2,705.00	\$ 5,377.93
Misc. Expenses	\$ 107.06			\$ 56.27		\$ 15.00	\$ 171.57					\$ 1,035.00		\$ 1,277.84	\$ 1,284.71
<b>Total Non-Recurring Expense</b>	<b>\$ 1,329.15</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,337.46</b>	<b>\$ 1,020.00</b>	<b>\$ 15.00</b>	<b>\$ 4,196.88</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 197.50</b>	<b>\$ 1,446.35</b>	<b>\$ -</b>	<b>\$ 9,213.19</b>	<b>\$ 15,949.75</b>
<b>Total Monthly Expenses</b>	<b>\$ 6,741.65</b>	<b>\$ 3,025.11</b>	<b>\$ 3,795.55</b>	<b>\$ 6,041.92</b>	<b>\$ 2,222.95</b>	<b>\$ 3,858.32</b>	<b>\$ 14,729.25</b>	<b>\$ 8,330.28</b>	<b>\$ 5,488.42</b>	<b>\$ 7,291.67</b>	<b>\$ 4,237.16</b>	<b>\$ 7,014.97</b>	<b>\$ 1,456.60</b>	<b>\$ 67,492.20</b>	<b>\$ 80,899.77</b>

\* AT & T, DKS all to Cellular (Auto Gate Control)  
Cellular - DKS Doorking, INC.  
Internet - AT & T

**City of Houston  
Water and Drainage  
Monthly Billing Analysis**

Acct #	Billing Period	Amount Charged	Bill date	Payment Date
6021	11/28/2022 - 12/21/2022	\$ 1,451.25	12/21/2022	1/4/2023
9012	-	\$ -		-
9019	-	\$ -		-
		\$ 1,451.25		
6021	12/21/2022 - 1/27/2023	\$ 844.05	1/27/2023	2/16/2023
9012	-	\$ -		-
9019	-	\$ -		-
		\$ 844.05		
6021	1/27/2023 - 2/17/2023	\$ 1,340.85	2/17/2023	2/24/2023
9012	1/1/2023 - 3/31/2023	\$ 18.44	2/23/2023	5/8/2023
9019	1/1/2023 - 3/31/2023	\$ 271.70	2/23/2023	3/29/2023
		\$ 1,630.99		
6021	2/17/2023 - 3/21/2023	\$ 722.01	3/21/2023	5/8/2023
9012	-	\$ -		-
9019	-	\$ -		-
		\$ 722.01		
6021	3/21/2023 - 4/14/2023	\$ 1,315.74	4/17/2023	5/9/2023
9012	-	\$ -		-
9019	-	\$ -		-
		\$ 1,315.74		
6021	4/14/2023 - 6/01/2023	\$ 1,845.98	6/1/2023	6/14/2023
9012	4/1/2023 - 6/30/2023	\$ 16.76	5/23/2023	6/8/2023
9019	4/1/2023 - 6/30/2023	\$ 247.00	5/23/2023	6/8/2023
		\$ 2,109.74		
6021	6/1/2023 - 7/17/2023	\$ 6,217.88	7/18/2023	8/3/2023
9012	-	\$ -		-
9019	-	\$ -		-
		\$ 6,217.88		
6021	7/17/2023 - 8/14/2023	\$ 3,365.03	8/15/2023	8/25/2023
9012	7/1/2023 - 9/30/2023	\$ 16.76	8/18/2023	8/25/2023
9019	7/1/2023 - 9/30/2023	\$ 247.00	8/18/2023	8/25/2023
		\$ 3,628.79		
6021	8/14/2023 - 9/14/2023	\$ 3,513.23	9/22/2023	10/8/2023
9012				
9019				
		\$ 3,513.23		
6021	9/14/2023 - 10/12/2023	\$ 1,833.63	10/16/2023	10/24/2023
9012				
9019				
		\$ 1,833.63		
6021	10/12/2023 - 11/14/2023	\$ 2,290.58	11/14/2023	11/30/2023
9012	10/1/2023 - 12/31/2023	\$ 16.76	11/17/2023	11/30/2023
9019	10/1/2023 - 12/31/2023	\$ 247.00	11/18/2023	11/30/2023
		\$ 2,554.34		
6021	-	-	-	-
9012	-	-	-	-
9019	-	-	-	-

\$ 25,821.65

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

**As of Nov 30, 2023**

**Cash Availability**

Saving As of 01/01/2023	\$ 12,497.11
Checking As of 01/01/2023	\$ 712.97
Deposit from 2023 Due (2022)	\$ 104,000.00
Deposit from Fees and other charges (2021)	\$ 5,080.42
Interest Income	\$ 806.21
<b>Total Funds Available 2023</b>	<b><u>\$ 123,096.71</u></b>

**Expense Jan - Nov, 2023**

Auto Gate Control	\$ 2,715.13
Electricity	\$ 626.11
Lawn Care - Weekly Service	\$ 4,410.00
Landscaping & Tree - Seasonal Maint.	\$ 6,384.00
Fees amd Misc. recurring	\$ 34.00
Pest Control Service	\$ 1,225.00
Security (Constable)	\$ 3,320.00
Property Tax & Insurance	\$ 6,831.12
Trash Service	\$ 6,912.00
Utility - water	\$ 25,821.65
<b>Total of Recurring Expense</b>	<b><u>\$ 58,279.01</u></b>

Maint & Repair - Fence/Guard house	\$ 231.19
Maint. & Repair - Gate System	\$ 4,999.16
Maint and Repair - Irrigation	\$ 2,705.00
Misc. Expenses - non recurring	\$ 1,277.84
<b>Total Non-Recurring Expense</b>	<b><u>\$ 9,213.19</u></b>

**Total Expenses** **\$ 67,492.20**

**Bank balance** **\$ 55,604.51**