

Minutes of Coca Lake Homeowners Association Annual Meeting

February 2, 2010

Homeowner Households Present: Stahls, Williams, Walter Mitchell, John Mitchell, Tully, Ernst, Lange, Latimer, Segura, Sillitto, Hutcherson, Averill, Carey, Raymond, Hansen, Hess, Greiner, Pitz, Barnes, Jackson, Neville, Graham, (others?)

Convened: The meeting was convened by CLHOA BoD President Gerald Carey at 7:05PM.

(To view the slides presented at the meeting, please visit www.cocalake.org)

Following an overview of the condition of the Homeowners Association from retiring BoD member Eric Hansen, BoD President Gerald Carey introduced members of the Board. He then explained the reason for the use of proxy ballots for absent Association members. There was discussion of the method used to solicit proxy ballots, and a determination to review the process and improve it for the next Annual Meeting (Al Barnes to assist).

Old Business: Accomplishments for 2009 were reviewed by George Averill (see slides).

New Business: Nominees for the 2010 Board of Directors were presented: George Averill, Gerald Carey, Gary Graham (new), John Latimer, John Mitchell, Art Neville (new), Hoyt Raymond, Tammy Segura and Brian Sillitto. Added by nomination from the floor were: Heather Hess, John Greiner, Tom Pitz. Homeowners voted by secret ballot and votes were tallied by two homeowners. The 2010 Board of Directors elected: George Averill, Gerald Carey, Gary Graham, John Latimer, John Mitchell, Art Neville, Hoyt Raymond, Tammy Segura and Brian Sillitto.

Financial:

Reviewed 2009 actual income statement and balance sheet. Presented 2010 budget for approval; accepted by homeowners present and (how many?) proxy votes.

Capital Fund: \$11,800 added to this reserve fund, leaving a balance of \$48,217 for future major expenditures. This fund is being "grown" for future Association needs, and to reduce the risk of having to resort to a special assessment to meet an extraordinary requirement such as replacement of a swimming pool or repair to one of our dams.

2010 Budget: After review by Gerald Carey, the proposed budget was approved without change by the unanimous vote of those present and all proxy ballots.

Open Discussion:

Could electrical service be provided at lower cost if handled through Harris County?

Have we considered installing a boat ramp for the upper lake?

Is there a plan to dredge the areas accumulating silt?

Could DNR assist with managing the lakes, reducing our cost?

Is there a plan to remove geese from our lakes?

Why was there such large "fish kill" in 2009?

What can we do to slow the traffic on through streets?

Expression of interest in more "community activities" sponsored by the Association.

Neighborhood Watch idea never got traction; maybe some signs would help.

Expression of concern about firearms discharge in the community.

Is there a plan for landscaping at the rear entrance (E. Bonacre/Little Bear)?

Expression of concern about size of storm drain openings, possible risk to children.

Adjournment: After a decision to hold the next Annual Meeting in accordance with the ByLaws (first Tuesday of February), the meeting was adjourned at 8:40PM.