

Minutes of Coca Lake Homeowners Association Board Meeting

April 21, 2009

Members present: George Averill, Gerald Carey, Eric Hansen, Floyd Hutchison, John Latimer, John Mitchell, Hoyt Raymond, Tammy Segura, Brian Sillitto. No Board members absent.

President Gerald Carey convened the meeting at 6:35 pm at the Carey residence.

Minutes of the February 17, 2009 Board meeting were presented and accepted as amended. (Motion: Sillitto; second: Averill)

REPORTS

Financial (J. Underdown): See summary. Dues for 2009 are collected at 96%, with \$2,762.50 still owed by 7 residents. Interest income is below budget due to drop in rates. Capital expenses of \$6,062 to date addressed landscaping work and street signage upgrades; Richard Waddell has contributed \$2,750 to date. CPA LeeAnn Tipton completed an audit and her report shows we have no shortcomings in our processes.

Financial report accepted as presented. (Motion: Latimer; second: Sillitto)

Pool & Tennis Committee (G. Averill): G. Averill described successful repair of broken drain lines and clearance to operate the pools with installation of new drain covers in accordance with state safety regulations; our pools are exempted from the requirement for an additional drain cutoff valve because of the proximity of the drain covers to one another. Appealed for volunteers to help clean up the pool area in preparation for swimming season.

Lake Committee (G. Carey): Gate installed at rear entrance to lower lake; keys distributed to several homeowners. Memorial Day Fishing Tournament: The Board agreed to expand the age limit to include residents ages 13-19 and to offer cash prizes, within the budget already established. (Motion: Averill; second: Hansen)

Covenant Compliance Committee (J. Mitchell): Homeowner on Little Bear had work truck parked on street several days, but reacted to a form letter asking that he comply with the Covenants by having it removed each evening. Discussion on next steps for two noncompliant situations (fence, outbuilding); letters to be sent with deadlines for action by homeowners.

Architectural Control Committee (G. Carey): One addition to existing structure approved (outdoor room).

Maintenance Commitee (H. Raymond): No report.

Insurance Commitee : No report.

Newsletter Committee: (T. Segura): Will work to produce a newsletter in May.

Old Business:

Signs Upgrade Project (E. Hansen): Vendor still working behind schedule due to excessive rain to date.

Neighborhood Watch (G. Carey): Homeowner Ernst scheduled meeting for information on this program from Harris County Sheriff's Office on April 30, to be held at pool gazebo at 6:30pm. Board member attendance encouraged.

New Business:

G. Averill raised the idea that homeowners who are "Master Gardeners" might advise on landscaping projects and priorities for Coca Lake and suggested they might oversee the work of our landscaper. Board members expressed generally high level of satisfaction with the quality and pricing of current landscape company. General agreement that Master Gardeners' advice and suggestions would be welcome.

J. Latimer suggested the Board send a letter of appreciation to R. Waddell for his continuing service as Chair, ACC and for his financial contributions to the necessary work of the HOA BoD.

Next BoD Meeting: Monday, June 22 at 6:30PM at the pool gazebo.

Adjournment:

Meeting was adjourned at 8:05 PM.