

## **Minutes of Coca Lake Homeowners Association Board Meeting**

June 22, 2009

**Members present:** George Averill, Gerald Carey, Eric Hansen, Lamar Hutcherson, John Latimer, John Mitchell, Brian Sillitto. Absent: Hoyt Raymond, Tammy Segura (excused).

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

Minutes of the April 2009 Board meeting were presented and accepted as amended. (Motion: Latimer; second: Sillitto)

### **REPORTS**

**Financial** (G. Carey for J. Underdown): See summary. Dues for 2009 are collected at 97%, with \$2,300 still owed by 7 residents. Under budget year to date in: Georgia Power, maintenance, capital expenses. Legal expenses \$652 YTD. Balance in checking account as of end of May: \$78,665.38 (\$36,529 capital reserve).

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

**Pool & Tennis Committee** (G. Averill): G. Averill described multiple repairs, to include: gate locks, light timer installed on outside lights, spray bar, shower, pea trap. Sign-in sheets and updated signs have been added to assist in enforcement of access to pool and tennis courts. Volleyball net requires replacement.

**Lake Committee** (G. Carey): Memorial Day Fishing Tournament: postponed due to adverse weather on original date.

**Covenant Compliance Committee** (J. Mitchell): No new cases pending.

**Architectural Control Committee** (G. Carey): One new workshop proposal considered and approved contingent upon use of brick façade on all 4 walls. No evidence of construction start on this project. Decisions reached to take legal action to compel two homeowners to comply with covenants: one to comply with instructions from ACC requiring brick façade on all walls of existing outbuilding and other who notified us (in writing) of his decision to withdraw earlier agreement to bring a noncompliant section of fence into compliance.

**Maintenance Committee** (H. Raymond): No report.

**Insurance Committee** : No report.

**Newsletter Committee:** (T. Segura): Newsletter produced and distributed in May.

**Old Business:**

Signs Upgrade Project (G. Carey): Received at least one comment on difference between design of sign posts/signs in “old” sections, compared with “new” sections. These are balanced by positive comments received on the good appearance of the signs, in general.

Neighborhood Watch (G. Carey): Good attendance at meeting for information on this program from Harris County Sheriff’s Office on April 30, held at pool gazebo. No further action from program sponsor, Mrs. Ernst.

**New Business:**

B. Sillitto mentioned continuing, sporadic nuisance behavior from small group of teenagers—doorbell ringing, door knocks. Also, unauthorized use of the pool by non-residents continues to be a problem. Consensus is that we will remind homeowners of the rules and restrictions on use of the pool and encourage all to participate in “policing” the area, calling Harris County Sheriff’s Office for help when people are uncooperative.

J. Mitchell requested BoD approval of annual renewal of Articles of Association required by CB&T for non-profit checking account. Approved by unanimous vote. (Motion: G. Carey, Second: Latimer)

**Next BoD Meeting:** Monday, August 17th at 6:30PM at the Mitchell residence.

**Adjournment:**

Meeting was adjourned at 7:30 PM.