

Minutes of Coca Lake Homeowners Association Board Meeting

September 19, 2011

Members Present: George Averill , Gerald Carey, Garry Graham, John Latimer, John Mitchell, Hoyt Raymond, Tammy Segura , Brian Sillitto.

Call to Order: Chair G. Carey called the meeting to order at 6:40PM, a quorum being present at the Carey residence.

Minutes of the July 18th, 2011 Annual Homeowners Association meeting (presented earlier by email by Secretary J. Mitchell) were approved as presented.

Financials through the for the month of June 2011 (previously delivered by hand) were approved as presented.

Reports

Pool (G. Averill): Pool report previously delivered by email noted that a pump had been replaced. The coping has not been repaired, but is not interfering with the use of the pool. B. Sillitto reported that the pest control effort in the pool/tennis area had been successful this year, and that there is armadillo damage to some areas.

Maintenance (H. Raymond): One stop sign and post (corner Mink/Otter) replaced at a cost of \$575 by G. Carey and G. Averill. One street sign in the new section of the community was repaired by H. Raymond.

Lake Committee (G. Carey): Reports of increasing beaver activity by lakefront homeowners. Discussion of option to engage a licensed trapper to remove them produced a decision to wait another year before doing this because of the expense.

Financial (B. Sillitto): Financials for July, Aug approved as presented.

Covenant Compliance (J. Mitchell): Reported on action to seek compliance from a homeowner who had replaced windows on front of his house with different windows and air conditioner units. Board directed escalation letters be sent to this homeowner and to one who repeatedly parks a sailboat on his property.

Architectural Control (G. Carey): No activity since last Board meeting.

New Business: (G. Carey) The Board approved a request to permit a homeowner's child to distribute flyers soliciting canned goods for a charitable effort by Harris County Middle School drama club. G. Carey reported that Harris County trimmed trees along several streets, where the branches were interfering with the passage of school buses. Discussion of problems with diseased trees not being removed by a homeowner produced a decision to have a letter sent by the Secretary, requesting action. Discussion of year-end activities leading to the Annual Homeowner Meeting included: Nov 1st mailing of

first invoice for annual dues, Nov 31st mailing of second invoice for annual dues (selectively) and invitation to nominate new HOA Board candidates, Dec 31st mailing of Annual Homeowner Meeting Proxy Certificate.

Old Business: (G. Carey) B. Sillitto reported on his conversation with Mr. Grooms (contractor and homeowner) about repainting existing street signs; decision to engage Grooms to repaint the worst 7 signs in the next few months. G. Carey proposed that we reinforce the entry spot for the upper lake with two yards of gravel (cost not to exceed \$200) while the lake is down; approved. Fall Festival date has been set for Sunday, October 30th and homeowner Ellen Averill has agreed to coordinate it. Block captains will distribute reservation forms starting Oct 1st and collect reservations by Oct 16th. G. Carey gave a brief update on the two legal actions currently underway with noncompliant homeowners.

Next Meeting: November 14th, 2011 at G. Carey residence.

Adjournment: 8:12 PM