

Minutes of Coca Lake Homeowners Association Board Meeting

July 19, 2010

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

Minutes of the May 17 Board meeting were reviewed by Secretary J. Mitchell and approved as presented.

REPORTS

Financial (A. Neville): Reviewed status of Association finances for May/June 2010 and budget vs. actual year to date for 2010. Highlights: 100% of dues are collected, \$84,323.19 cash in bank. Waiting on R. Waddell to reimburse some portion of tennis court maintenance expenditures (amount TBD). J. Underdown is seeking a limited scope audit from CPA firm, King-Thomas-Self, Ms. Tipton having declined to perform another such review for the HOA. Financial report was approved as presented (M: Sillitto; S: Segura).

Pool (G. Averill): Reviewed various actions taken since last meeting, to include posting of signs on lightning response measures. Gazebo rental reviewed, year to date. Termite and ant treatments complete. Deferred repairs include: installation of an exhaust fan in pump house, repair of concrete walk to fishing pier, replacement of water cooler (no action taken on these items).

Covenant Compliance (J. Mitchell): 3 letters sent since last meeting. Noncompliant fence, request for pool cleanup fee, request to move truck off Coca Way.

Maintenance (H. Raymond): No action taken on concrete walkway to fishing pier; estimated to be expensive. Repairs deferred to 2011 for budgetary reasons.

Architectural Control (G. Carey): Two pool plans submitted; one approved, other pending action. One new proposal to construct an outbuilding; no action yet, but design appears to be compliant with Covenants.

Tennis (B. Sillitto): Positive comments on the appearance of the newly-resurfaced courts from homeowners.

Old Business: G. Carey reported no action yet by homeowner who was to repair broken bricks at main entrance; will follow up. Complaint from homeowner to BoD president about neighbor's fence and septic system. Response directing him to the Harris County permits office for the septic system issue and confirming that the fence design had been approved by ACC seems to have settled the matter.

New Business: Dog attack on adult male homeowner near intersection Little Bear and Waterfall not reported to County Animal Control by victim. Believed to be same dog(s) that recently killed a neighbor's pet cat. Personal contact from a member of the BoD drew a response of remorse from the dog owner. Lake report discussed; post to the HOA website (G. Carey). ACC and CCC Procedures are

overdue for review and update (J. Mitchell); will circulate revisions to BoD before next meeting. G. Averill explained his desire to start a community organization to promote rapid communication within the community; he will take the lead on organizing this. Suggestions made by homeowners through Contact Us mailbox (J. Mitchell): Community street map at entrance to Coca Lake; circulate report of home invasion in different community to all Coca Lake homeowners. After discussion, neither item was supported by the BoD. Pool maintenance record posted where homeowners can see latest serviced date and pool chemistry (B. Sillitto); action by G. Averill. Time to start looking at nominations for 2011 Board of Directors (B. Sillitto). "No Solicitation" signs to be posted at both entrances, to be of comparable size and design as those showing the CLHOA website address; action by H. Raymond. G. Averill read a list of issues that may require resolution at some time in the future.

Legal Update (G. Carey): Court date Sept 14 set for case of homeowner with noncompliant outbuilding. Court date TBD for homeowner with noncompliant fence and outbuilding (attorney has suggested a settlement may be possible; waiting for a proposal from homeowner's attorney). Papers will be filed this week for case against second homeowner with noncompliant outbuilding.

Next BoD Meeting: September 7th (Tuesday following Labor Day holiday), to be held at Gerald Carey residence.

Adjournment: 8:00 PM.