

San Luis Pass Resort Community ("SLPRC") Civic Association Board Meeting

Meeting Minutes

Date: August 2, 2014

Location: Treasure Island Community Center, Freeport, Texas

Present Board Members: Dick Royer, Tina Woodings (via phone), Doug Hunt, Ken Foyt, Ginger Gamble, Traci Hernandez

Discussed:

- 1) Dick Royer called the meeting to order at 10:02 AM with six of the Board Members present. CKM Management Company (Susan Gonzalez) present.
- 2) The minutes to the meeting on June 7 were presented to the Board. Dick Royer motioned to amend the minutes; changing the final fishing tournament weigh-in verbiage from "Sunday" to "Saturday", seconded by Doug Hunt, motion was approved. Motion was passed.
- 3) E-Minutes communication to serve as Board's decision venue between Civic Association meetings has to be unanimously approved by Board members. Dick Royer motioned to utilize e-minutes, seconded by Traci and unanimously agreed by all present board member. Motion was passed.
 - a. The following e-minutes were approve:
 - i. Fishing Tournament budget \$4,600 (not including catering)
 - ii. Insurance Policy (not lapsed)
 - iii. Palm Tree trimming
 1. Julie Duby requested better communication to the TI community regarding the date of the tree trimming enabling residents to request personal property trimming.
- 4) Treasurer & Collection Reports
 - a. Collection Report was presented by CKM (Susan Gonzales) and reviewed by the board:
 - i. Revenue/expenses noted.
 - ii. Homeowners Association dues owed - \$16,939. Due to confidentiality, no names can be discussed. Historically, CKM has reached 99% of receiving dues owed.
 - b. Treasurer Report presented by Doug Hunt
 - i. Ken motioned to approve Treasurer Report, seconded by Dick Royer, and agreed unanimously by present Board members. Motion passed.
- 5) Contingency Funds – CKM
 - a. Recommendation to have 50% of revenue placed in reserve and placed in money market as a "Emergency Fund" (ex. Hurricane), non-FEMA coverage. Establish guidelines for usage.

- b. Previous year was \$35K.
 - c. FEMA will pay for walkover with a 10% match.
 - d. It will take approx.. \$30K to redo TI beautification; thus, the \$35K contingency fund from previous board.
 - e. CKM will pull materials and present at the next Board meeting.
- 6) Website
- a. CKM recommends website host that Indian Beach currently uses allowing resident log-in.
 - b. CKM requests to raise sense of urgency to select a website host.
- 7) Fishing Tournament update:
- a. Registration has begun.
 - b. Weigh-ins will be at the community building from 5-7 Fri/Sat and 12-1 on Sundays.
 - c. Mike Cooper has agreed to provide the meat for all three Sat. weigh-ins.
 - d. Currently collecting items for the silent auction and big-ticket items for the live auction.
- 8) Beautification Committee update:
- a. Mike Cooper – Chairperson
 - i. Action items:
 - 1. Beautification around water plant – partnering with MUD; will have to gain approval from MUD for any beautification to ensure compliance.
 - 2. Signage around the community. Current, sign pollution – garbage dump area, fireworks sign. Cautious of message we are sending guests and/or future residents.
 - 3. Deed Restrictions sign. No action currently. Beautification Committee will make recommendations on placement to the Board. Beautification Committee will meet after fishing tournament to discuss recommendations.
 - 4. Cindy Suniga requests a Dog leach sign; however she was already informed that one exists on the bay side.
- 9) Deed Restrictions Committee
- a. Deed Restriction Signs were removed until current Board approves placement of the signs. Previous Board members did not approve placement of signs. MUD must approve placement of signs – MUD owns property.
 - b. Julie Duby presents 54 emails requesting signs be replaced.
 - c. Julie Duby resigned from the Deed Restrictions Committee.
 - d. Traci Hernandez made a motion for CKM to take over management of deed restrictions until the end of the calendar year. Motion second by Ken Foyt. Motion passed.
- 10) Architecture Committee
- a. No updates.
 - b. Three houses under construction, previously approved by prior Board.

- c. Recommendation for future construction to first be approved by Brazoria County prior to TI approval. Process takes 3 to 6 months.
- 11) Seaweed removal
- a. Tina Woodings contacted the county regarding removal of seaweed.
 - i. Must follow county procedures.
 - ii. County is responsible for beaches.
 - iii. State has an easement on the beaches.
 - iv. CKM applies for permits for seaweed removal.
 - v. Permit to clean beach must be obtained and are good for 1 year.
 - vi. Traci Hernandez made motion to table the seaweed removal since the beaches are clearing naturally. Ginger Gamble seconded the motion. Motion passed.
- 12) MUD Rock Project – funding donation from Civic
- a. Stops erosion, protects MUD water plant infrastructure.
 - b. \$200K project.
 - c. MUD would like to extend the rock around the community to the bridge. MUD doesn't have the funds to continue the rock to the bridge.
 - d. Board agreed to “table” the discussion until reserved is established.
- 13) Brazoria county Hurricane preparedness
- a. Board and community agree to have a member of Brazoria County to host a Hurricane preparedness presentation at the Community Building. Dick Royer will contact.
- 14) Next agenda item: Commercial Property/Rentals.
- 15) Adjournment – Dick adjourned at 12:09 PM. Ken seconded the motion, motion unanimously approved and passed.

Minutes taken and prepared by Ginger Gamble.



Ginger Gamble
Secretary

MINUTES APPROVED.