

Minutes

EXOTIC ISLE HOMEOWNERS

MEETING OF THE BOARD OF DIRECTORS

Date: January 29, 2013

Time: 1:00pm

Location: 10101 S.W. Freeway, Houston, Texas 77074.

Directors Present:

Greg Arnim – President

Ken Lindsay – Treasurer

Caryn Arnim - Secretary

Members Present Were:

Kenny Warr

Greg Baxter

Pat O'Connell

Directors Absent:

Johnny Braniff – Vice President

Members Absent:

Mike Zabransky

- I **Call to Order:** at 1:15 pm by presiding officer Greg Arnim
- II **Quorum:** six of eight Board Members present
- III **Reading and Approval of the Minutes:**
 - A. Corrections made –Quorum five of eight members present
 - B. Pat O'Connell the motion to approve. Kenny Warr seconded the motion.
- IV **Treasurer's Report**
 - A. A summary was given by Ken Lindsay
 - B. Caryn Arnim made a motion to approve Financial Report, Kenny Warr second the motion.
 - C. Ken Lindsay expressed concern again a partial refund to Mike Hicks for assessment. Need Johnny Braniff to contact David Tritter for advice.
 - D. Discussions about assessment monies being kept separate from operating expenses and a minor audit will be done by Caryn Arnim & Ken Lindsay making sure all labor is charged against tram assessment money.
- V **Maintenance Report**

- A. Brief summary given by Kenny Warr.
 - 1. Swimming Pool chemicals have run a little more than usual due to high winds and rain. Any chemical issues should be easily resolved with a super shock and algaecide treatment
 - 2. Equipment issues;
 - a) Vernon has been performing regular maintenance on mowers for normal wear and tear.
 - 3. Caretakers;
 - a) Kenny expressed that after many hours attempting to help Russell; he no longer is working for island. Some concerns about Russell filing Texas Workforce against EIHOA. Caryn Arnim assured everyone that we have proper documentation on infractions.
 - b) Assistant caretaker will be on an as needed basis.
 - c) Vernon has proven to be a very capable caretaker

VI Unfinished Business:

- A. All agreed, we need to get a fence ordered for pool area and installed. It was decided that we get vinyl fencing. Greg Arnim will seek bids for fencing. Motion made by Kenny Warr to approve vinyl fencing. Motion was seconded by Greg Baxter.
- B. Caryn Arnim discussed the need for new signage at the entrance on Selkirk side according to the new 911 laws with Exotic Isle Entrance address. Greg Arnim made a motion to purchase signs. Motion was seconded by Greg Baxter.
- C. Tram-Liberty Tower will be called to come out and assess the problems with the tram jumping the cable since Mike Zabransky is not cooperating with the board on the completion of the tram repairs. We will await their reports before proceeding in any other direction.
- D. Ken Lindsay expressed concerns about not having approval to proceed with soils report on Selkirk side. Pat O'Connell and Greg Baxter explained that this was approved to move for proper design and bids. Greg Baxter stated he was not sure about the engineer requesting more surveys and other reports. Greg Baxter will contact the engineer about the requests.
- E. All agreed that the barge slip on Selkirk side needs to be dug out. Kenny will gather bids for Board approval.
- F. Caryn Arnim requested that new signs be purchased for the pool area stating rules and no lifeguard on duty to be compliant with the State of Texas. Everyone agreed this needed to be done. She will check pricing and sizes.
- G. Caryn Arnim requested the board's considerations on updating the pool house with paint and replacing the paneling inside the bathroom area. She was told that maintenance and upkeep of existing buildings does not need Board approval.
- H. No real updates on the Ed Fiori lawsuit. The attorney has been taking depositions and it is in the hands of the insurance company.
- I. The board discussed the refund of Mike Hicks "Tram Assessment" and decided that no actions will be taken until tram is up and running.
- J. Caryn Arnim brought up that we need to update the bylaws according to the new Texas state laws and this needed doing this year, since we are almost 2 years behind.

- K. Caryn Arnim also brought up the fact that a management company for Exotic Isle needs another look. She will check into some companies.

VII New Business:

- A. Ken Lindsey noticed the board that he is retiring.
- B. The board will look into the hiring of an accountant. The job of Exotic Isle treasurer is just too, time consuming for a one person volunteer. Greg Baxter will check with his accountant.
- C. Kenny Warr and Caryn Arnim urged the board to give Vernon Weatherford a raise to \$12.00 per hour. Kenny Warr made a motion to give Vernon the raise. Greg Baxter seconded the motion.
- D. The digging and possible expansion of the island pond was discussed. No real plans for now, but Greg Arnim mentioned that he has access to the liner and Kenny Warr volunteered to get costs for the board.
- E. Caryn Arnim brought up she found the old proposals for the road through STP and thought we might be able to use Texas Land Lock Law. The board dismissed any follow through with road at this time.
- F. Caryn Arnim asked permission to hire Chris Cordell to help with the HOA Bylaws. Pat O'Connell made the motion to approve. Kenny Warr seconded the motion.
- G. Caryn Arnim also brought up the selling of one of the Selkirk lots to help make much needed improvements. The board discussed not moving in that direction.
- H. Caryn Arnim made a motion to list island lots with Full Stringer Reality. Pat O'Connell seconded the motion.

VIII Adjournment:

There being no further business to come before the meeting, the meeting was adjourned 3:07pm

Respectfully submitted,

Caryn Arnim, Recording Secretary