

Minutes

EXOTIC ISLE HOMEOWNERS

MEETING OF THE BOARD OF DIRECTORS

Date: September 3, 2013

Time: 1:00pm

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

Directors Present:

Greg Arnim – President

Johnny Braniff – Vice President

Ken Lindsay – Treasurer

Caryn Arnim - Secretary

Members Present Were:

Greg Baxter

Pat O'Connell

Members Absent:

Kenny Warr

Mike Zabransky

- I **Call to Order:** at 1:16 pm by presiding officer Greg Arnim
- II **Quorum:** six of eight Board Members present
- III **Reading and Approval of the Minutes:**
 - A. Minutes approved
 - B. made a motion to approve
- IV **Treasurer's Report**
 - A. A summary was given by Ken Lindsay
 - B. Accounts Receivables are \$7270 no delinquent accounts
 - C. Report did not reflect accurate account of tram expenses
 - D. Caryn Arnim made a motion to approve Financial Report, Pat O'Connell second the motion. All approved.
 - E. Ken expressed that he will not run for treasurer, but will be happy to keep books. Discussion about hiring an outside firm, no need, Ken will continue to keep the books.
 - F. Ken and Caryn to get together and reconcile tram expenditures and capture extra labor – expenditures were true January 2013.

- G. Ken expressed concern about reimbursements. Caryn & Ken front money for the island all the time and Ken would like to make sure those reimbursements are reflected in the minutes. Johnny moved to approve reimbursing fronted monies, Pat O'Connell second.
- H. Pro rata share of money for Mike Hicks & Ed Fiori reimbursement discussed. Decided that to table until repairs complete. Greg B. suggested that money allocated for a special assessment should stay in reserve. Chris Cordell, attorney, will look into. If tram properly repaired, there would not be a discussion. Repairs are still needed, and no money can be returned to HOA members until complete.
- I. Ken suggested that Interstate do an annual inspection.
- J. Pat inquired if tram car has been repaired from "crashing". Caryn said yes-collars were manufactured and Kenny's uncle welded in place.
- K. Ken made a motion for Pat to be treasurer. Pat said he cannot.

V Maintenance Report

- A. Brief summary given by Caryn Arnim.
 1. Selkirk dredged by Shawn Williams
 2. Equipment-normal wear and tear
 3. Tractor-stack off due to low hanging limbs on trees
 4. Xmark down-leaks oil when running, not when sits still. May be the seals, sending to El Campo.
 5. Weed eaters rebuilt due to normal wear and tear
 6. Barge repairs this week-welding, boards, hatches are being caulked
 7. Pool-new bag for Polaris purchased. Pool house repairs are more than expected. Rotten wood, paneling in bathroom need replacing
 8. Fence in and ready to install. Vernon may be able to install. If Vernon does we need to rent an auger.
 9. Trees on island need trimming.
 10. Mikey Mobley is interested in guiding us on the pond. Greg A. has access to lining for pond.

VI Unfinished Business:

- A. Discussion about the appearance of Huerta's house not being completely painted and different colors not approved by the board. Johnny made the motion to send a compliance notice, Greg B second, all approved. Caryn to send notice.
- B. Caryn asked that the board to approve to purchase paint and paint all out buildings. Ken made suggestions on pump house. Caryn and Greg B. have boards that can be used on pump house.
- C. Material needed for Selkirk parking area. Pat suggested using asphalt bags to fill holes down by barge area. It was decided that prep is key when we redo.
- D. Greg B. discussed possibility of moving barge out and parking parallel.
- E. Greg B. discussed that Selkirk bulkheads are put on hold, but engineer has some ideas. Board will table for now.
- F. Caryn requested to temporarily repair Selkirk parking area. Johnny moved that we move forward with repairs. Pat second, all approved.

- G. Johnny asked Caryn to give a report about tram. She explained that it was discovered the ropes have been wrapped wrong. It will require Liberty to come back out and re-installing haul cables. Time frame is about 2 weeks. Interstate will come down if needed, but will work with Bubba. Pat asked if Liberty could be held responsible. Liberty was not noticed when there was a problem.
- H. Ken mentioned the tram has many aspects that need tweaking and we need guidance from someone with knowledge, like Interstate. All agreed.
- I. 3 years without tram has been a huge burden for the island, but we have managed with the help of Vernon.
- J. Barge inspection was done – all was good. Another 15yrs life is expected. Minor welding needed. Some welding has been completed on ramp and rails. Motor harness scheduled to be welded soon.
- K. Caryn asked if she could purchase pool furniture that has been approved. Greg A. moved to purchase, Greg B. second, all approved.
- L. Johnny questioned permitting of bulkheads. Greg B. explained that he and Pat have paid their share, the HOA has not. As soon as we pay permitting will take place.
- M. Johnny expressed board has been pro-active and had a positive year.
- N. Bubba A. has been approached by a person interested in purchasing a riverside lot priced at \$70,000. Bubba suggested that no dues until he builds.
- O. Johnny asked about HOA exposure for bulkhead repairs. Greg B. said he thinks it is about 350LF with about 35LF being at the barge landing. Greg B. explained that all land that has fallen into the river is not EI anymore. Engineer suggested that we build a wing wall at barge landing on island side. Caryn asked Greg if he would be interested in taking lot that butts the barge area. Greg B. expressed concern for liability.
- P. Pat called engineer about footage. 85 feet for lots between Pat & Ken. 48LF bulkhead wall with a 30LF wing wall with pilings with 40X60 ft. of sheet metal. \$150-175K to do repairs. \$500-600LF is a good price, if we can get it done for that.
- Q. Looking at about 3 weeks for permitting to be completed by GLO and COE on bulkheads and all work should be able to be done from land side.
- R. Mikey Mobley is looking into 521 road. He owns a company that has heavy equipment that can help with extending a road from 521 to island.
- S. Bulkhead presentation for annual meeting will be prepared.
- T. When to schedule annual meeting. We need to work around schedules, and repairs-maybe the next 30-45 days.
- U. Greg B. offered his men to help with fence and painting. Caryn to send Chris B. list of items that need attention.

VII New Business:

- A. It was decided that we will send bylaws and deed restrictions out for re-writing and updating providing bylaws allow for re-writing. If not consolidate amendments.
- B. All complaints will be directed to the board.
- C. Ed Fiori received his check from the insurance company for \$128,000.00, but has not cashed.
- D. Management companies not interested in representing EI due to lawsuits liability and size.

- E. Raising of maintenance fees, monthly dues, present to general membership.
- F. Workers Comp insurance wants us to move our maritime employees to another company. Johnny to check into GL to make sure we are not going to have to pay for persons driving the barge.
- G. Maybe purchase a small vessel for travel back and forth and eliminate the WC & GL liability. Present to general membership at annual meeting.
- H. Ken expressed payroll up \$7,000 this coming year.
- I. Pat made a motion that all emails and phone calls be approved. Greg B second all approved.

VIII Adjournment:

There being no further business to come before the meeting, the meeting was adjourned 3:18pm

Respectfully submitted,

Caryn Arnim, Recording Secretary