

Exotic Isle Annual Homeowners' Meeting Minutes

Saturday, February 10, 2018, 1:00pm

Exotic Isle, Bay City, TX 77414

Directors Present:

Wayne Hutto, President

James T. Juhl, Co-Treasurer

Mary Lindsey, Secretary

Laine Lindsey, Maintenance

HOA Members Present:

Jay Hughey

Penny Juhl

Skip Porter

Biddie Porter

Mike Zabransky

Mark Pruitt

Member Proxies:

Mary Lindsey: Caryn Arnim: G. Arnim, A. Groth, Montgomery

Jimmy Juhl: Braniff

- I. **Call to Order:** at 1:10 pm by Mary Lindsey
- II. **Quorum:** 10 persons present, 11 homes represented including proxy (It was noted that currently the total number of homes 14. The new number represents a reduction from the previous total of 15 homes in 2017, and reflects the loss of the Mobley home destroyed by fire following Hurricane Harvey).
- III. **Approval of Minutes:** Mary Lindsey asked if there were any suggested changes to minutes from last meeting. None were requested. Motion to accept minutes by Laine Lindsey, seconded by Jay Hughey.
- IV. **Treasurer's Report:** Deferred until next meeting. Montgomery comment sent with proxy was read requesting more transparency in bookkeeping.

Loan: Jimmy Juhl presented information on a small business loan he had applied for on behalf of the island, and for which we were approved.

Motion to approve acceptance of loan by Wayne Hutto, seconded by Mary Lindsey.

Members present and Proxies voted unanimously to accept the loan which is to be used for repairs of hurricane damage to capital improvements and infrastructure.

The loan breaks down to be \$56 per month per homeowner and \$28 per lot owner. At

this time, it is planned that the amount will be taken out of the existing monthly fees beginning January 2019, but that could change if there is another river rise or future costs.

Thumbnail loan information:

Principle amount: \$218,000.00

Term: 360 Months

Interest: 2.5%

Monthly payment: \$901/month (approximately)

First Payment: due January 2019

Pledged Collateral: Lots 22-27 (which are between the Juhl's and Zabransky' home sites)

Repair items prioritized by homeowners present at the meeting were:

Barge slips and barge, Tram upgrades, materials/labor to make ring road drivable, and strategic repairs to damaged deflector and bulkheads as funds allow, minimum required bulkhead repairs to be discussed at follow-up meeting in April based on available cost estimates and/or bids.

V. Flood Related Discussion:

A general discussion of flood damage to infrastructure, minimum infrastructure repairs required and establishing priorities for repair work included:

Barge and Barge Landings: Selkirk barge landing is currently not functional due to flood damage resulting from major silt deposits. Wayne H. efforts are under way to restore barge access on the Selkirk side. The continuing efforts aim to modify the configuration of the landing, reducing the length of the slip and its land-inset distance from the river bank. It was unanimously agreed that Wayne's efforts to restore the Barge landing were of the highest priority and can proceed in advance of the next scheduled meeting in April where restoration work priorities will be determined. Barge landing at Island side suffered significant damage from the flood but have been returned to a minimum level of functionality. The surrounding bulkhead structures require significant backfill to address significant erosion and wash-out from flood waters. Barge landing bulkheads should be reviewed to identify any structural damage that may require repair.

Tram: Keypad problems need to be addressed as soon as possible at both Selkirk and Island landings. High wind issues for tram car at Selkirk landing due to height of bottom alignment bar have resulted in safety concerns. Possible solutions include lowering or extending the bottom alignment bar to adequately engage the "Y" receiver at Selkirk landing.

Bulkhead and Deflector: Significant flood damage to Island bulkheads was sustained during floods including damage to the North end deflector. It was agreed that a

complete restoration the damage is not possible within the loan budget. It was suggested that some portions of this work, such as deflector and barge landing adjacent bulkhead repair are required restoration to prevent further deterioration. A further discussion of minimum required repairs is deferred to April Meeting

Ring Road: Serviceability of ring road has been significantly restored following the storm due to the efforts of Wayne Hutto to grade and remove 12" – 18" of mud deposited across the Island during the flood. However, the road surface is not stable and becomes impassable when it rains in many locations. Biddie Porter requested that research into road surfacing options be presented for review and evaluation.

Well Pump: Well and well pump replacement is ongoing. Completion of new pump installation has been repeatedly delayed by rains, which have prevented access via back road for well drilling and pump installation equipment. Currently the new well is provided with a temporary pump with a lower flow rate. Final well pump will be installed as soon as equipment access is possible.

Pool: Restoration efforts were interrupted due to well repair rain delays. Work remaining to return pool to functionality include: final cleaning, pump testing and refill pool and re-start pool equipment. Suggested modifications include installing a raised pump platform to elevate equipment above anticipated flood water levels.

VI. **Interim meeting planned:** It was agreed unanimously that a follow up meeting was needed to review bid on repairs to be covered by the loan. Meeting will occur near the end of April 2018

VII. **Other Business:**

A. **Vote for 2018 officers/directors:** Nominations for 2018 Officers were made and accepted as indicated below. Motion to approve acceptance of 2018 Officer Nominations by Skip Porter, seconded by Jay Hughey.

Members present and Proxies voted unanimously to accept the slate of 2018 Officers

B. **Officers for 2018 announced**
James T. Juhl, President
Laine Lindsey, Vice-President
Caryn Arnim, Treasurer
Jay Hughey, Secretary
Mary Lindsey, Communications Chair

VIII. **Adjournment:** Meeting adjourned 3:30pm