

La Concha Estates Meeting of the Board of Directors 07/09/2024

Call to order at 19:07 the La Concha Estates meeting of the board of directors, attending today via zoom Henry Bezanson, Melissa Mubasher, Steve Gatto, Mark Delaney, Steve Darnell (arrival 19:19) and Bobbi Urban.

Melissa

Sent prior HOA meeting minutes to be approved at the next meeting of the HOA members. The board does not approve the meeting minutes that is done by the members. A member will have to make the motion to approve; second, then the minutes go into record. Melissa sent the April meeting minutes in April and again in May; these were unanimously approved and will be sent to Twyla to post on the portal. The 2024 board elections were verified by the board secretary (Melissa) and Rossy Strauss (a voting member). The report states there were two seats open. Three candidates were submitted for the ballot, Mark Delaney, Henry Bezanson and Charles Joyce, who rescinded his submission a few days before the election was complete. We had 33 returned ballots, 38 vote counts because there are a few members who own more than one lot. The count was 30 for Mark Delaney, 15 for Henry. So Mark Delaney stays seated, and Henry Bezanson as positioned on the board.

Bobbi

Thanked Melissa for all her work on the board.

A poll shows the owners would like to speak at the end of the meeting.

Melissa Mubasher is leaving the board and Henry Bezanson is the incoming secretary.

We have a motion to put on the agenda the emergency meeting minutes. This was unanimously approved by the board. The minutes will be available after approval.

Henry

Shared the emergency meeting minutes for June 13 on the house build at 7570 La Concha Blvd., Port Aransas, TX 78373. After discussion a motion was made to approve the minutes as is by Mark, second by Steve Darnell. Approved unanimously. Minutes will be sent to property Management Company and post on the portal.

Bobbi

The house plans for 7570 La Concha Blvd., were reviewed and approved today by our architectural committee and will continue.

Henry

Shared the emergency meeting minutes for June 28, 2024 on repairs to our boardwalks.

Discussed the previous damage (repair damage and replace wood with Trex) of \$17,000 to the boardwalk and made correction to the minutes. We discussed current repairs and accepted the bid. Steve to approve meeting minutes as revised, second by Mark. Unanimously approved. Minutes will be sent to property Management Company and post on the portal.

Financial Statement

Steve G – Shared screen showing property statement from January 1, 2024 to July 9, 2024.

Review of the property statement shows a snapshot of the year to date balance of \$92,858.05 in the bank and verified today. The income is from the HOA fees to date, landscape income (mowing), legal fee income (rebate), and utility company refund.

The expenses are anticipated expenses, boardwalk repair, common area maintenance (mowing), document processing credit (\$500.00 for the ACC), landscaping (down payment of new entry way signage), management fees, owner lot maintenance, postage, property maintenance (boardwalk locks), repairs (\$1200 boardwalk), supplies and prior utilities.

We are half way through the year and all is on track. Some owners may look at what we have in the bank and wonder if Beryl came within 100 miles of our coast, we might have needed to spend a large portion of our savings for significant damage. Steve Darnel made a motion to approve the financials, second by Mark. Unanimously approved income and expenses.

The statement for the delinquent and unpaid dues is currently at \$11,600; it has come down from \$15,000 from the beginning of the year. \$8,850 of the current amount reflects over 90 day's delinquency. We have approximately 13 property owners who have not paid dues, some for years. We suspect we have incorrect mailing address and need to rectify.

Bobbi says this is the first time we have actually been able to impose fees. Twyla has sent out certified letters for homeowners delinquent on their the fees and received 4 or 5 back as non deliverable and received 3 that were delivered and signed. We need a way to address the unreachable owners. Currently Twyla gets address through NCAD and prior information from Margie. Twyla says we have outstanding fees from 2023 and she will go through the MLS system to make sure we have current information of the property owners and to call the non responsive home owners.

Bobbi says her husband might be able to find the agent and a find a phone number of the lot owner/buyer.

Steve Gatto made a motion to add to the agenda in the executive session to discuss steps to collect dues from delinquent owners, second by Henry, Four in favor, Steve Darnell lost connection and was listed as abstained but was later informed on the matter.

WEB portal

Twyla notes the reports on the portal are not readable. All minutes or reports will now be converted to a pdf and sent via email monthly at this time until this is resolved. Twyla will work with Steve and Henry to verify reports are readable.

Golf cart access

Bobbi sent an email to board members from a realtor inquiring about golf cart access. The realtor went on how it would help her sell property. Bobbi said some owners wanted justification on why we need golf cart access. Bobbi said the golf cart access could increase property value and marketability, as an amenity. Bobbie told the realtor we did not have a vote and some owners were not convinced that it would help to have golf cart access. Bobbi thinks we should forward the realtor information to the owners, Steve Darnell says he's ok with including the email. Henry says it can be presented. Steve Gatto is not in favor of the idea.

Bobbi wants to get information out to the owners and get a response back on how we should proceed. If we send the information out and we receive information back to please not do this and we are against it, then we will stop.

The option of a golf cart access south of LCE was discussed by Mark, he reported the owner south of LCE does not have interest; and would need better rationale for consideration. Mark does not think it's a firm no, but the owner has a lot of people to report to and he would need more of a professional presentation.

Bobbi supports golf cart access but respects the opinion of her neighbors and hates to see the conflict. I know owners who want the golf cart access and owners who do not want the golf cart access. We need to get information out to the community. Bobbi wants to make a motion for her and Henry to send out a packet together including a ballot to be returned within two weeks. Then we can schedule our next meeting to review the results. The vote would determine if we have enough interest to move forward to enter into negotiation.

Do we support Henry and Bobbi to send out a packet? Timeline, send out by the 1st, get a reply by the 15th and next board meeting around August 20 and present the results of the votes. Bobbi made a motion to send information, seconded by Steve Darnel. Unanimously approved.

New business

Boardwalk update, we received a bid for the Boardwalk and approved unanimously for Victor to provide a temporary fix on China Beach. Mark agreed to work with the LCE boardwalk committee (Fred and Melissa) on the repairs.

Boardwalk locks, do we need to look at better locking system for the boardwalks? Mark states they are \$15 a lock and change out easy; anything else will be more expensive. A couple years ago we spent \$800.00 on a marine grade lock that lasted about a week. Steve Darnell suggests we buy the Kryptonite bicycle locks in bulk. Bobbi is buying the locks online; the price has gone from \$15 to \$18. The current plan is to continue to use the Kryptonite bicycle locks. If owners have other suggestions they should reach out to the board. Bobbi to get with Fred and Melissa on boardwalk locks after this meeting

Gate codes are only changed when trespassers using the boardwalk become a problem.

Henry says Steve will finish repairing the gates on Bikini and Sea Air by July 10th afternoon. The gate posts were rotting out and needed to be replaced.

Bylaws and Covenants

We can update the covenants that reflect the current state legislation. Rossy Strauss says we may need to get an attorney to integrate the new state bylaws into our current version (3) and they will have to be registered with the county. Rossy can edit the bylaws and amendments and send it to the board for review at the next board meeting. Bobbi recommends we have attorney Michael Morris to review the information. Bobbi says Michael is affordable and was the real estate attorney for the city of Port Aransas.

Rossy asked about the other items that we wanted to incorporate at the owners meeting. Bobbi responded that we sent out the information and did not get enough responses, 38 lots. Bobbi says we are not planning on sending it out again, at this time. The current plan is to get the current bylaws and covenants updated. We might get a better response later when we have fewer items. We will do what we can without required votes (state mandated) Bobbi, make a motion to appoint Rossy to update state laws only into our document. Steve Gatto second. Approved unanimously.

Common Area

A deposit of \$2,800 was paid for on the new La Concha sign.

No update from Dan Kelly or Melissa on the sign. Mark would like to see landscaping at the new sign. Bobbi will work on the new La Concha sign and Mark will work on the boardwalks.

Member comments

Steven Pietrobon will work with the GLO on adding sand behind his lot but needs board authorization after the boardwalk is repaired. This will be added to the next agenda.

Fred

Says he has not heard who the lot owners are who are in favor of the golf cart crossover. Bobbi mentioned that a man who that lives on her street has wanted a crosswalk for 17 years. Fred wants to know why they will not come forward. Bobbi can ask them to come forward. Fred says you have 1 possible proponent out of 99. Bobbi does not want to pass on their confidential information without consent and has agreed to reach out to the homeowners.

Rossy is glad the word "agreement" is not being promoted in the golf cart access discussion and the word "discussion" is a better choice of words. Rossy sent Steve Gatto a few items that needed to be done by Bela Vista to be included in the proposal. Bobbi says we are only voting to move forward into finding more specifics at this time. Rossy noted the portal documents come in as a ".page" document and should be a pdf format.

Bobbi, made a motion to adjourn the executive session, Henry seconded. Approved unanimously.

Executive Session

- (1) House build at 7570 LA CONCHA BLVD PORT ARANSAS, TX
- (2) Delinquent lot owners
- (3) Mowing fees
- (4) HOA management

Bobbi made a motion to adjourn the entire session, Steve Gatto seconds.
Approved unanimously. Meeting ends at 20:35.

Meeting minutes approved at the La Concha Estates Board of Directors meeting held 8/29/2024.