**Bahia de Matagorda Homeowners Association**

**2021 HOA Meeting Minutes**

**Saturday, November 13, 2021; 11:00 A.M.**

[**BahiaMategorda.com**](http://www.bahiamatagorda.com/)

Meeting Started at 11:12am

Quorum present

Opening

Karl Brown started with opening remarks and introduced himself and board

* Approved 2020 HOA Meeting Minutes

Financials

John Skadberg presented the 2021 Bahia Financial Statements. No irregularities were observed. Commented on increased CH revenues from 2020. Revenues increase 10% over last year, from 40k to 44k.

2022 Budget:

On hold until TWIA claims are completed. Once done, we will schedule an ad-hoc meeting to discuss 2022.

Clubhouse

Darayle Knause discussed CH rental updates.

* Helen Elshick took over Clubhouse (CH) Rentals from PNP rentals in September. This will allow Bahia to manage the rental operations more efficiently and reduce our management fees.
* Clubhouse rentals are a major source for our HOA, we would like to update our Clubhouse interiors prior to 2022 rental season and marginally increase our rates to reflect the updates
* Clubhouse Rental updates will be presented in the (delayed) 2022 Budget.
* Hurricane Nicholas interrupted scheduled CH foundation repairs. Those repairs are still on hold until TWIA insurance claims are settled.
* TWIA claims had been delayed and are expected to be lower than anticipated (approx. 10K). We expect the claim to be done by Nov 15.
* Public Adjuster has been contracted to assist us with additional TWIA claims.

Pool

The Gazebos have sustained significant damage.

* Michelle Cameron will work to demo the gazebo by the deep end. Michelle will begin looking for a new sun-type structure to replace it.
* TBD on the Gazebo Bar.

Gate/Dumpsters

The property the gate and dumpsters reside on were on a 15-year lease from LCRA. Those leases expire March 2022.

* Dumpster: LCRA does NOT intend to renew the dumpster lease. Half the dumpsters reside over the LCRA property line. We will need to get an accurate determination on where the LCRA property ends and push our dumpsters fully on the Bahia side.
* Gate: We’ve expressed to LCRA that we would like another lease for the Gate. Stay Tuned

Gerald Laws and Terry Wells

Both long-term members of the HOA and Board and both sold their units this year.

* Karl Brown will write a Letter of Gratitude to both fellows.

New Board Member: Alexandra Meaders

Elected to HOA Board to replace Terry Wells open position. Alexandra is an owner of Unit #39 and practices law in Dallas and Houston. We will appreciate having her expertise on the board.

Homeowners in Arrears of HOA fees

We currently have two homeowners in arrears.

* One owner’s property was foreclosed on by the county and our lien was dismissed. We believe their lots will go up for sale in December or January.
* The other homeowner appears current with the county taxes, but not with the Bahia HOA (approx. 6k). Board will review and escalate.

Other Business

* Ann Lootens mentioned some shrubs over by her unit (41/42) that needs to be managed.
* Hurricane trash on east side of HOA property is hung up in the fence line.
  + John Skadberg and Clay Bishop to look into it further.
* Contractors on HOA property: There was an incident where a roofing contractor claimed to be affiliated with Bahia. Board does not endorse any contractors.
* Property Line between Sterling Shores and Bahia needs a barrier

(We hope to have HOA meeting onsite next year!)

Meeting Adjourned: 12:20.