



COLUMBIA LAKES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES 02/11/2020

The following meeting minutes reflect the actions taken by the Board of Directors of Columbia Lakes Homeowners Association at the regular meeting of the Board conducted February 11, 2020, at Columbia Lakes Oak Room, at 188 Freeman, Blvd., West Columbia, Texas 77486.

I. Meeting Called to Order 6:00 p.m.

Attending: Lisa Greenberg-Goolsby (President), Cathy Housenga (Secretary), John Vernor (Director), and Debra Lanehart (Bookkeeper).

Absent: Ryan McDaniel (Vice President)

Also attending Westin Prescott Ray with Daughtry & Farine P.C.

II. Approval of Minutes

A. Reading and Approval of the Minutes from the Previous Meeting

Motion: A Motion was made to approve the Minutes as presented.

By: John Vernor

2nd: Lisa Greenberg-Goolsby

Result: 3 votes For, 0 votes Against and 0 votes Abstain



III. Officers and Standing Committee Reports

A. Administrator's Report - Debra Lanehart

Ms. Lanehart reported that the total revenue was \$65,068.20 and the total expenses were \$71,713.00. The legal fees were higher than normal due to our litigation with the Fire Department. Since 2017 all building permit money has been earmarked for the roads. We will also need to purchase one (1) parcel box per every ten (10) mailboxes. On our Operating Budget Performance we are sitting at 8.8% of our total revenue, and 9.74% of our total disbursements.

Motion: A motion was made to accept the report as presented.

By: John Vernor

2nd: Cathy Housenga

Result: 3 votes For, 0 votes Against and 0 votes Abstain

B. Maintenance Fees - Dan Swords

Mr. Swords reported that we have two (2) writs of execution that we are working on currently and we won five (5) lawsuits.

Report was accepted as presented.

IV. Old Business

A. Post Office

The most economical and efficient strategy right now is to take the old boxes out of the old postal facility and put our new boxes in their place. This will give everyone in our neighborhood a box and no one will have to go to town

to pick up their mail. If there is not enough room, we may have to get another temporary building until the new postal facility is built.

Motion: A motion was made to accept the temporary post office solution until a permanent structure is complete.

By: John Vernor

2nd: Cathy Housenga

Result: 3 votes For, 0 votes Against and 0 votes Abstain

B. Guardhouse Building Repairs

On January 29, 2020 the board voted by email to accept the bid from CatStrong and to rent a portable guardhouse. We will still need to gather bids for electrical and drywall work. Once the ceiling is in place, the mold inspector will come back and test the area. Then we can complete the process of putting all the drywall up.

C. New Business

1. Security

Constable James Brawner with the Brazoria County Constables Office came and gave us a presentation tailored for our neighborhood providing security patrols with on duty officers. The Board discussed several bids on security and decided to go with the Constables office.

Motion: A motion was made to accept the bid from the Brazoria County Constables Office.

By: Cathy Housenga

2nd: John Vernor

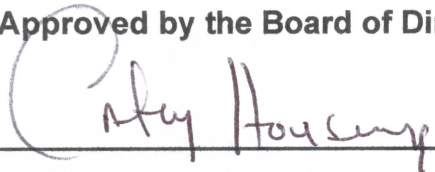
Result: 3 votes For, 0 votes Against and 0 votes Abstain

2. Resignation

On January 27, 2020 the Board accepted the resignation of Brent Smith and on February 10, 2020 the Board accepted the resignation of Don Womble.

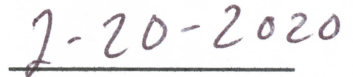
VII. Adjourn at 7:30 pm

Approved by the Board of Directors: as prepared or as corrected.



Cathy Housenga

Columbia Lakes Homeowners Association



Date