

LRC Board Meeting  
November 15, 2017

The meeting was called to order at 6:58 PM.

**Attending:**

Kevin Mote

Janet Shellenberger

Lynn Moore

Lilly Sweeney

James Smith

Gary Wildgoose

Susan Wright

Lorie Blanda

Dan McClellan

Paul Marshall & Michael Lindauer – guests, representing LWF Fund (HOA)

**Discussion of Sink Hole:**

Dan – Harris County – not their responsibility

MUD – not their responsibility

MUD thinks it's the HOA responsibility

Tax day flood caused some damage

Hurricane Harvey – caused water to flow out

Bottom of pipe under Lakewood Place is rusted out, cause of sinkhole

Need to keep debris fence

Liability issue for someone? Lilly brought up talking to our insurance company.

They could advise on responsibilities and what they would cover.

Reviewed proposal to fix sinkhole – cost estimate ~\$800

Paul Marshall: Need formal proposal so he can take to the Fund board. Not their responsibility to support a specific entity vs. supporting the entire neighborhood. Remains concerned about property description and how might this property be used if it were to be sold.

Previous sink hole – got county (Precinct 4) to contribute soil.

Need to get formal proposal to Paul for Board meeting before December 4<sup>th</sup>. Janet will update and include a respond by date.

HOA thinking about buying shares in LRC.

HOA has been challenged by someone because they don't get a quorum for voting in the board. HOA annual meeting- need 260 proxy or people attending. Started soliciting proxies at National Night out. HOA Annual meeting will be Monday, January 8<sup>th</sup> at LRC. LRC will try to help them get a quorum.

**Manager's Report: Dan**

Having a hard time getting contractors to respond. Need to get drywall fixed.

Contractors want to negotiate price with insurance company.

He is doing some offseason repairs: touch up painting, renovating upstairs bathrooms, sanding guard shack.

Should we try to get ad hoc people to do work, not hire a contractor for all the work. Gary said he could do drywall repair one weekend. Just get 4-5 people to help. He has tools. Gary, Dan and Kevin –pick a weekend, and see if they can get a couple more people to help.

Still dealing with 3 issues: The drainage culvert, fence/bulkhead, and fire sprinklers. Bulkhead repair estimates around \$20,000. Gary has wrought iron fence available at his company, perhaps could be available at no cost. Who would install? He has 10-foot sections.

The location of the shut off valve for the fire sprinklers is under the asphalt parking lot. He could use chop saw to see if he can find. He needs to get it shut off so they can do the inspection. Ground Penetrating Radar found it.

In Espresso Moons office still have fluorescent fixtures. Proposing replacing fixtures will LED. Board agreed to replace at cost of \$99.

John made repairs to some of tennis walkway after hurricane.

#### **Manager Report: Shannon (provided by Lynn)**

Have lots of Party Rentals coming up.

Cynthia Lehman has given notice they will be moving out of office by January 1<sup>st</sup>.

Lynn will ask Air Monkey guys if they want to move to Lehman space, or maybe even take both spaces.

If needed, will advertise for tenant on Next Door.

Margaret is gone from doing Yoga. Jennifer has taken over class. Attendance is low. Rental fee was \$40/month. Jennifer hasn't paid. Doesn't want to do classes if no one is coming. Ask her to do classes for rest of year, keep track of numbers, but don't make her pay. In January, Lynn will help rebuild the attendance through some advertising – Facebook, Nextdoor, and email blasts. Continue to charge \$5/\$10. If she gets more people, then ask her to go back to paying \$40/month.

#### **Treasurer's Report: Lynn**

We are 6 ½ months into fiscal year.

Fiscal year dues expected: \$95,100

Air Monkey guys looked at air conditioners and they are ok.

All other tenants (besides yoga) are paying on time.

Last year we had higher party rentals at this point than we do now. Party rental income down about \$5000 so far this year.

Expenses are up. Several big pool repairs. Payroll is up partly due to Admin Mgr raise and Facilities Mgr doing many repairs himself.

Got \$6500 advance from insurance company for flood insurance claim.

Hurricane Harvey expenses (so far) not covered by flood insurance: \$4312.

#### **Membership Report: Lynn**

9 New members, 12 members have left.

Evaluating tennis only membership. Comparing to other subdivisions.  
Examining how to recruit new members. Lynn will increase advertising through Facebook and NextDoor.  
Winter tennis is open to non-members. Maybe some will join.

**Swim Team: James**

December 1<sup>st</sup> Fins will turn the pool heater off. It costs about \$4000/month to heat pool. FINS will continue to pay monthly rental but swimmers will not be here.  
Talked to President of FINS about the contract.  
Swimmers may go to the new Klein Cain High School or Gleannloch.

**Tennis: Lilly**

Perhaps we need more signage to support tennis pro  
Kudzai trying to build business  
Set up Winter Tennis. Getting some sign ups.  
Have someone who will do pickup and delivery to restring rackets.  
Coming up on 6 months when we need to review Kudzai's contract.

**Social: Lynn, Lilly**

Brainstormed on how to retain members or get new members  
Can we get a non-board member to volunteer to coordinate? Offer a free LRC membership in exchange for coordinating 1 event per month?  
Gary suggested activities for the kids. E.g. Have activity night for the kids, let the parents have a night out. Create reasons for members to come to club.  
Will continue to brainstorm options

**Repair Committee: Lynn - No update**

Water Well: Lorie  
Last reading: End of September 5,458,500  
                  End of October 5,504,200  
                  October usage: 45,700

**LRC 5K fundraiser event: Gary**

Rhea working on for spring. Part of course damaged by flood and currently roped off.

**New Business: Kevin**

Long range plan for LRC: Membership retention. New members.  
What is our strategic plan?  
Where are we going to get enough funds to keep facility viable?  
How to make ourselves relevant and valuable to the community?

Next Meeting: December 13, January 17, February 21, March 21

Meeting adjourned at 9:15