

**Live Oak Landing Board of Directors Meeting**  
**2015 Organizational Meeting of the Board**  
**October 18, 2015**  
**Annual Open Meeting**

**Call to Order and Establish Meeting:**

Meeting was called to order 1:15 pm at the Bemis household  
Previous Minutes were read and approved.  
Meeting opened with agenda by Wayne Bemis

**Board Members Present**

Wayne Bemis  
Mark Green  
John W. Osborn  
Linda Bemis

**Proof of Notice of meeting**

Emails were sent on 9-29-2015 to anyone who opted to have notifications sent to them via email. A letter was sent on 9-29-2015 to all remaining land owners opting to have notifications sent to them by mail.

**Board Member Forum**

John went over the budget as of 9-30-2015. Every property owner present received a hardcopy of the budget. Mark will also place a copy on the website.

Linda discussed the liens placed and those removed due to total payments received. There currently are two landowners with liens and five BOA liens on lots defaulted and that have gone back to the bank.

Wayne introduced the new land owners present and first time attendees. He also introduced Mark and Nina whose home is currently being built. Mark discussed the progress, his builder and engineer. Jim and Thea said they expect to break ground for their house construction in a few weeks.

Wayne discussed his conversation with the new Precinct 4 director Bubba Frick. Mr. Frick hoped to have the roads sprayed to eliminate the grass growth prior to our meeting. This did not happen so Wayne will follow up with this task.

Mowing of the grass had a lot of discussion. Claxton Landscaping has been cutting our grass for several years but the group felt we could spend much less of the Association's money by taking a different path. The group decided to have Jim take over the cutting once he has purchased his equipment and is ready to go in the next few weeks. Jim proposed charging \$30/hour for his efforts (including machine and gas), all agreed.

Much of Live Oak Landing is comprised of multi-acre lots formerly used for growing

hay. For the last several years, these land owners have opted to have their property cut twice a year for the hay in lieu of regularly cutting their own grass. Claxton Landscaping has been supervising this process for us since we did not have the acumen or contacts among the board members to take it on ourselves. The terms of this baling has been his contracted personnel doing the work taking half of the hay and Claxton receiving half to sell for his efforts. Greg suggested we do all of this ourselves and use the profits towards mowing expenses and improvements for the subdivision. He educated everyone that if the hay is cut early it will produce a couple of excellent cuts which will produce a better product for sale. He also knows a reputable person to take on the cutting and baling for us.

The Association will require someone who is bonded for both mowing and baling to avoid any possible lawsuits. Maxine made a motion and Estella seconded to vote on this decision. The vote was taken and passed unanimously.

Linda informed us that the annual notices will have to reflect verbiage allowing each landowner to make a decision for themselves involving their lot(s). She will send two different notices depending on the lot:

(1) Landowners who do not have hay to be baled will not be included in the discussion about their neighbors that DO have hay..

(2) Land owners that have hay on their property will be sent two options:

(a) They can opt to not have their lot(s) baled and maintain their lot(s) themselves.

If they choose this option and they do not maintain it, the board will be forced to have their lots cut and the cost will be added to their annual expenses for the following year.

(b) If they opt to have it baled they will not need to maintain their lot but will also not receive any proceeds for the hay cut on their lot(s).

John will notify Claxton Landscaping to discontinue baling activities and the cutting of the commons area thus releasing the funds being paid to him.

The boat ramp was also discussed in great detail. Linda received a bid of approximately \$29,000, from Texas Bulkhead to build restraints along the walls to stop the hillside from washing onto the ramp, for the dredging and rock extension of the ramp itself, and extending the dock to a usable length. Tom made a motion to vote on completing the ramp when there were sufficient funds and Fabian seconded the motion. The vote was taken and it was unanimous to complete the ramp when there were sufficient funds. Fabian and Greg would like to see some of the work Texas Bulkhead has done in the area. Linda will contact their representative Clifton and get some locations to be viewed as well as what kind of warranty he will offer for his work.

Wayne opened a vote to have the annual meetings changed from August (as required in our bylaws) to October which has been the only time we've been able to assemble for the last several years. It was voted on to change this in the bylaws.

Wayne asked for any nominations for positions on the board and none were made. Fabian made a motion to keep the existing board members and Estella seconded the motion. It was voted on and the board members will remain their current positions for another year.

The appraisals of the lots for tax purposes was mentioned again. John talked about getting his decreased a little and Eva discussed their process which resulted in a substantial decrease. Information about appeals was shared with the group.

Realtor signs were discussed again this year. Wayne suggested that they can have their realtors place a sign outside of the subdivision with the indication of which lots they are handling. The lots could then be clearly marked with just the Block number and Lot number. This demarcation would not violate our legal deed restrictions.

The Annual meeting adjourned approximately at 3:00 p.m.