

**Live Oak Landing Board of Directors Meeting**  
**2017 Organizational Meeting of the Board**  
**October 21, 2017**  
**Annual Open Meeting**

**Call to Order and Establish Meeting:**

Meeting was called to order 1:22 pm at the Bemis household.

Previous Minutes were read by Linda and approved by Fabian and seconded by Rafael.

Meeting opened with agenda by Wayne Bemis.

**Board Members Present**

Wayne Bemis

Mark Green

John W. Osborn

Linda Bemis

**Proof of Notice of meeting**

A letter was sent on 10-02-2017 to all by mail.

**Board Member Forum**

John went over the budget as of 9-30-2017. Every property owner present received a hardcopy of the budget. John also informed everyone the audit paperwork is at H&R Block, waiting to be completed. A motion was made for the approval of the financials by Estella and seconded by Jim Green. Mark stated he will place a copy of the financials on the website.

**New News**

Wayne discussed the hay cutting which was a hot topic again, since no one was found to cut and bale the hay. He informed everyone of a grass fire a landowner had in the subdivision. The fire department was called out in order to get it put out since it was spreading rapidly. The board has not been able to find anyone to cut and bale the hay even if they were given the hay to keep. Wayne has a contact who will shred the hay for the cost of \$30 an hour or \$30 an acre. The by-laws state the land owners are responsible for their own lot upkeep. After a lengthy discussion Linda made a motion to bring a vote to the floor to have the Association pay for one cut to determine the costs to the landowners who are impacted. It was seconded by Fabian and was unanimously voted on. The natural vegetation lots are not required to keep up their lots per the by laws.

Linda proposed the landowners impacted by the mandatory cutting should have an option to cut their lots twice a year or have them contracted to be cut on their behalf at their cost. This would entail a Spring and Fall cut. The option will be added to the annual dues notice. If the landowner opts to have the cut contracted, payment will need to be received with the annual payment to avoid additional billing. If they choose to cut it themselves or find their own service to cut, they will be responsible for ensuring two cuts per annum. If they do not comply the board will contract the cutting and all costs will be billed to the

landowner. If we can keep the entire cut sequential and not have lots intermittently left uncut it will be substantially cheaper for everyone.

Jim Green is continuing to spray the roadways in the Spring and Fall with Roundup which was given to Live Oak Landing by Commissioner Bubba Frick from Matagorda County's Precinct 4.

John mentioned he had not received a bill for the 2017 liability insurance for Live Oak Landing. This will be looked into on Monday to ensure the Association is covered.

There was some discussion about the boat ramp lot. Foliage needs to be continued to be sprayed. The board has not contracted anyone as of yet to put a security gate up at the entry way of the boat ramp. This needs to be done and completed before the next annual meeting.

Thea Green asked if the board could look into some lighting at the front gate? It was confirmed Jackson electric has a pole toward the front entry and perhaps a light could be placed there. Wayne said he would look into this matter and will have Jackson electric put one on the pole if approved by them.

Many landowners appraisals had decreased since the value of the land has fallen. Although we continue to share as much info as we can with all interested parties, it is the responsibility of the landowner to monitor or act on their own property appraisals, not the Board or any member of the Board.

John shared the information about his lot having a potential buyer and therefore no longer wishes to be on the board. Wayne asked for any nominations not only for John's treasury position but for all of the positions and none were made. Linda offered to take the Treasury position and nominated Thea to replace her position as Secretary. Thea accepted the nomination. Wayne and Mark agreed to maintain their positions. Linda will be added to the bank account and John will be removed. Fabian made a motion to approve the new board members and Estella seconded the motion. It was voted on and the board members will hold the positions for one year.

The Board members for the current term are as follows;  
President - Wayne Bemis  
Vice-President - Mark Green  
Treasurer - Linda Bemis  
Secretary - Thea Green

Mr. Tharp made a motion to adjourn the meeting and it was seconded by Fabian. The Annual meeting adjourned approximately at 2:16 p.m.

Minutes approved by our new Secretary Thea Green.