

MINUTES OF MEEETING

LAGUNA HARBOR PROPERTY OWNERS ASSOCIATION, INC.

March 15, 2014

A Meeting of the Laguna Harbor Property Owners Association, Inc (“POA”) was held:

Date: Saturday, March 15, 2014

Time: 2:00 PM CDT

Location: Port Bolivar Methodist Church, Madison Ave and 12th Street, Port Bolivar

Purpose: Annual meeting of Members- Notice and Agenda attached hereto as Exhibit A

Attendees: A list of persons attending the minutes is attached hereto as Exhibit B

Actions:

1. Keith Traylor called the meeting to order.
2. Mr. Traylor introduced Members of the Board of Directors and informed the Attendees that the purpose of the meeting was to address the agenda items listed on the Notice of Meeting contained in Exhibit A- (the “Agenda”).
3. Mr. Traylor reviewed in detail the Financial Statements and Budget proposed for calendar year 2014 attached hereto as Exhibit C.
4. Mr. Traylor reviewed Progress to date on projects listed under Item III of the Agenda.
5. Further, Mr. Traylor reviewed the efforts to date toward preparing for the completion of projects listed under Item IV of the Agenda. Jim Hayes informed the Attendees that the Board was working with Wayne Mouton, owner of Peninsula Marine Services who has an operation located adjacent to Laguna Harbor between 17th and 16th Streets on excavating the access channels from the GIWW into Laguna Harbor.
6. Brad Ballard informed the meeting that Laguna Resources, LTD had platted and dedicated Section 4 of Laguna Harbor. Section 4 has 14 Lots located adjacent to and accessed via Nelson Ave. He indicated that Covenants, Conditions and Restrictions (“CCR’s”) were filed for Section 4, bringing Section 4 into and under the Laguna Harbor Master CCR’s.
7. Brad Ballard informed the meeting that all POA documents are now online at www.LagunaHarbor.com/POA, and all future documents including meeting minutes and all notices will be uploaded to this site as they become available.
8. Ryan Harris informed the meeting that his company will begin installing a new gated entrance to the Cove and Estates sections, on behalf of the developer, Laguna Resources, Ltd., who is paying to install the new gated entrance. Mr. Harris presented a sketch of the entrance.

9. Mr. Traylor informed the meeting that the HOA will begin enforcing the provision of the CCR's that provides for NO "For Sale Signs" on the lots. Only "lot identification signs" can be placed on the lots. The lot identification signs can only include the lot number and lot owner's name.
10. Mr. Hayes informed the meeting that Members-In-Good-Standing of the POA have the right to use all areas of Laguna Harbor owned Laguna Resources, LTD for fishing and other personal recreational use.
11. Mr. Traylor began discussions about Item VI of the Agenda for the "Notice to Enforce, Article III, Section 3.25 Duty of Maintenance" of the Master CCR's. The meeting was informed that the POA intended to begin enforcement of Section 3.25 which requires proper mowing of property and the rights of the POA to levee charges, equal to 300% of the actual cost to mow lots, to owners who did not voluntarily and properly maintain their property. After much discussion, John Schofield strongly suggested and requested that the POA contract to mow all "Vacant Lots" on behalf of the Members. After much additional discussion and a "show of hands" indicating either support and/or objection, the Attendees unanimously requested that the POA contract for the mowing of all Vacant Lots and bill individual lot owners for each owners proportionate cost.
12. After further discussion the Declarant and Attendees approved the following resolutions:

RESOLVED that the Officers and Directors be authorized to enforce Article III, Section 3.25 of the MASTER COVENANTS, CONDITIONS AND RESCRPTIONS FOR LAGUNA HARBOR ("Master CCR's") by contracting for the mowing of all vacant lots; and

RESOLVED FURTHER that the Officers and Directors be authorized to assess each individual lot owner for each lot owner's share of the cost of mowing each lot, according to the Relevant Factor for each Lot as reflected in the Master CCR's as recorded in the public records of Galveston County, Texas

There being no further business, the Meeting was adjourned.

APPROVED:

Laguna Resources, LTD, Declarant



BY: Jim Hayes, Authorized Agent

Exhibit B

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LAGUNA HARBOR PROPERTY OWNERS ASSOCIATION, INC.

March 15, 2014

ATTENDEES:

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