

AGENDA

THE WHARF AT CLEAR LAKE MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS – REGULAR BUSINESS MEETING

June 26, 2018, 7:00-9:00 PM, LEAGUE CITY CIVIC CENTER, 400 WEST WALKER STREET

- I. Call to Order and Quorum Verification
- II. Approval of Minutes
 - A. March 27, 2018 Board of Directors Regularly Scheduled Business Meeting.
- III. Operational Business Items
 - A. Consider the ratification of Directors, Officers, Terms, and Committee Member elections/appointments, all as summarized on the June 26, 2018 Director, Officer, Term, and Committee Information summary.
 - B. Consider the appointment of a Townhome Owner to fill the vacant Board Member position.
 - C. Consider resuming the monthly HOA Board of Director Meetings to be scheduled on the last Tuesday of each month (evenings).
 - D. Consider re-establishing the Landscaping Committee to address Wharf Landscaping Standards and recommend revisions for inclusion into the Wharf HOA Rules and Regulations.
 - E. Consider establishing a Board Committee to review the Wharf HOA Rules and Regulations pertaining to Limited Common Areas focusing on Townhome Entries, Doors, and Entry and Amenity Decks.
 - F. Consider requesting the Property Manager contact D&C Contracting, Inc. to confirm the current bid pricing for the Siding and Painting Project bids presented in September 2017 (to be applicable for January 1, 2019).
 - G. Consider requesting the Property Manager obtain an estimate for Roof Replacement (per townhome) for projected budgeting purposes.
 - H. Consider requesting the Property Manager obtain estimates for potential Common Area Projects (pool renovations, parking lot repair, bulkhead inspection and repair) for projected budgeting purposes.
 - I. Consider requesting the Property Manager to determine the estimated percentage increase in utility costs beginning January 1, 2019.
 - J. Review report from HOA Community Membership Siding and Painting Funding Committee.
 - K. Consider a 50% cost sharing offer from a Townhome Owner for the installation of St. Augustine grass and related drainage improvements.
 - L. Consider painting the three story cedar siding east wall (facing Davis Road) of 631 Davis Road.
- IV. Financial Business Items
 - A. Review the Status of the Frost Bank Revolving Line of Credit, the April 20, 2018 Annual Renewal, and the projected Payoff Date.
 - B. Consider and Take Action on Approval of the Financial Statements and Related Supporting Detail for the Period Ending May 31, 2018.
- V. Open Forum (if time allows)
- VI. Executive Session Items
 - A. Approval of the Minutes for the March 27, 2018 Executive Session Business Meeting.
 - B. Consider the Association Attorney's recommendations concerning two townhomes' deed restriction violations.

VII.Executive Session Actions

VIII. Adjournment