

LCNS Board Meeting Minutes
October 8, 2011

Call Meeting to Order

Meeting was called to order at 8:05 am by Chris Cahill, President.
Directors attending: Chris Cahill, Gary Poltorak, Mort Voller, Taras Romachuk , Scott Weaver, Phil Glass, Jim Murphy.

August 31 Meeting Minutes

Motion by Mort to approve minutes from the LCNS August 31 meeting. Taras second, all in favor.

Financial Report

After reviewing the report sent to the Board by CKM, Mort has amended the maintenance charge line item and wants to amend some other expenses. Susan wanted to know if the LCNS would increase the assessments to homeowners to cover any increase in projected costs. A November 15 deadline exists if any correspondence from the LCNS Board needs to be included in the Newsletter mailing being sent to the homeowners. A discussion concerning budget items followed:

Mort suggested reducing the \$6k budgeted for new plants and supplies to \$3k, and adding \$2k to the special projects line item. Also add a line item for the Marsh Grass Project, Wern Cemetery and Preserve F projects.

Phil wanted to discuss the need to increase the budget for watering oaks in Preserve E if the drought continues into 2012. A motion was made by Scott, second by Mort to approve the budget changes including the Marsh Grass Project and not to increase the assessment to homeowners for 2012. All in favor.

Preserves

Some trees are dying and the ponds have dried up. Mort has been watering on our assigned days, but the Preserves need rain if they are to remain healthy. Mort wondered if the grey water from our treatment plant being sent to the Galveston Country Club for watering the golf course could be used for watering our Preserves. If we deepened our ponds in Preserve E and Preserve D to hold water as "reservoirs" would that be a viable solution to the water restrictions currently affecting the watering of our Preserves? Mort explained that would be a bad idea because the ponds were dug to a specific depth to allow them to dry out during the summer months to mirror the natural environmental changes that occur on the Island. If we kept the ponds full all the time, we risk interfering with the natural balance intended for our Preserves. Taras wanted to know if money is available if we get historical recognition for the Wern Cemetery, and if we do, does it then have to be open to the Public? The Board discussed not having the cemetery open to the public because it is a family cemetery, not a public cemetery. Mort and Gary will work together on a storyboard similar to the one on Eckert at the entrance to Preserve E.

Canal Marsh Grass

Phil is still working on submitting a plan to the ACOE to determine which NWP our project is aligned with. Gary is working on the pilot project along the bulkhead on his lot. Discussion focused on outlining a plan for homeowners to follow based on what Gary has learned from his project. Gary submitted a report detailing the costs, construction time, and techniques he used to build his concrete bag containment wall and fill the area with clean sand.

The cost breakdown:

This estimate is for an area of 42 ft x 10 ft or 420 square feet. The costs for the community need to be scaled to these numbers. No equipment was rented, this was a manual labor project, so use of equipment to move sand and concrete bags may lower the time, but may increase the cost. Labor costs of \$45.00 / hr are based on conversations with Contractors who may bid on this work. Marsh grass is available at no cost, resources are being researched.

COST ESTIMATES FOR CEMENT BAG MARSH GRASS SHELF REPAIR

<u>Cost of Sand</u> -	20 yards for an area of 50 ft x 10 ft, 1.5 ft deep	\$226.00
<u>Cost of Concrete</u> -	120 - 60lb bags, 4 rows high	\$300.00
<u>Cost of Wood Ramp</u> -	12 ft - 2 x 12 with an 8 ft - 2 x 4 backer	\$ 22.00

Total Materials - **\$748.00**

<u>Time to Move 20 Yards of Sand</u> – 1 man, 3 cu ft wheelbarrow	18 hrs	\$810.00
<u>Time to Construct Bag Wall</u> - 1 man	12 hrs	\$540.00
<u>Time to Construct Wood Ramp</u> – 1 man	1 hr	\$ 45.00
<u>Time to Plant Marsh Grass</u> - 1 man, (estimate)	4 hrs	\$180.00

Total Labor - 35 hrs **\$1575.00**

Total Cost Estimate - \$2323.00 / 42 ft of Bulkhead

Doug Little asked which ACOE NWP cover the work for the pilot project and for the long term canal system project. Gary explained that during the LCNS meeting with the ACOE, this was discussed, and that there are Nationwide Permits in existence that cover this type of work in man-made navigable waterways, it just requires researching which one applies. Gary explained he had also discussed with Jerry Mohn of the WGIPOA the possibility of their assistance with finding grants to help with the cost of our project. Phil added that NOAA also has money available for small community projects like ours, but he warned the Board that grant writing is very time consuming and can be expensive.

A motion was made by Taras, second by Jim to send a letter from the LCNS to the WGIPOA asking them for their help with finding grants to help fund our project. A discussion was initiated: Should the homeowners be required on their own to repair their marsh grass shelves using the pilot project as guidance, or should there be one project for the community led by the LCNS? Chris suggested a letter be sent to the homeowners explaining the project, outlining the cost estimates, referencing the ACOE standards for construction of a shelf, summarizing the results from the LCNS meeting with the ACOE, and identifying contractors who can be contacted if a homeowner wants to pursue the project on their own. The letter should also detail the difference between the previous project to plant grass that failed, and the current project that used the design proven successful along the bulkhead at the Alonzo home on Eckert Drive and the bulkhead along the home of Bob Moore on Settegast across Eckerts Bayou from Laffite's Cove. Chris volunteered to write the letter and submit it to CKM to be included in the November 15th newsletter mailing. A vote was taken on the motion by Taras, all in favor.

Violations of the ACOE Permit

Discussion was continued from the last LCNS meeting on filing suits against homeowners who have refused to comply with the ACOE permit standards. A letter was sent to the LCNS Attorney to seek advice and to begin the process. Hulse Wagner responded that homeowners who have been identified by the LCNS as being in violation of the ACOE permit will receive a letter from our attorney notifying them that they are entitled to a hearing before chosen members of the LCNS Board to hear their concerns or to solicit information about complying with the ACOE permit. Gary was asked to update the violations list by doing another physical survey of the canals and meeting with homeowners, then send the list to Hulse. A motion was made by Jim, second by Scott for the Board to authorize Hulse to send the letters to begin the hearing process. All in favor, Phil abstains. A second motion was made by Scott, second by Mort to assign members of the Board who are available when hearings are scheduled to represent the Board as Appeal Body Representatives. All in favor.

It was also noted that there are lots along Eckert Bayou that are not required under the ACOE permit to have a marsh grass shelf due to the constant wave action that erodes a shelf and will not allow grass to grow. Jim lives on Eckert Bayou and said when he bought his home there was grass along his bulkhead, so with the right design, grass may be able to be grown there.

The next LCNS meeting will be on November 19th at 8:00 am.

The meeting was adjourned at 9:55 am.