

Omega Bay Improvement Committee
Quarterly Meeting Minutes
Mud 12 Building
January 18, 2024

Attendees:

President-Robert (Bob) Lane
Vice President-Robert Michetich
Secretary-Sherryl Gray
Integrity Property Management-Richard and DJ Matthews
City of La Marque Community Officer, Kalee Heath, and Cesar Garcia
24 Omega Bay Homeowners/Residents

1. The meeting was called to order by Bob at 6:31 PM and a quorum was established.
2. Bob led the Pledge of Allegiance and a moment of silence for those in the Armed Forces.
3. Bob talked about the election process and counting the ballots at tonight's meeting.
4. City reports
 - a. City of La Marque Community Officer Kalee Heath gave a report on the police activities in Omega Bay from October through December 2023.
 - i. 52 Patrols
 - ii. 1 Call for N. Flamingo where the front door was open. The officer determined that it was accidentally left open, and no harm was done.
 - iii. Residents called in concerning the absence of stop signs on N Omega and N Curlew
 1. Contact the HOA/Management Company for replacement.
 - iv. Homeowners voiced their concern about the lack of traffic lights.
 - v. Kalee reiterated that the streets in Omega Back are private, and the city can only give traffic violations for major infractions.
 - b. City Manager Cesar Garcia
 - i. Talked about the progress of the TIRZ Committee.
 1. Comments from Al and Patty were discussed (on the committee)
 - ii. The city is working on the replacement of the streetlights as they burn out.
 1. Contact the city for replacement or issues.
 2. Streetlights will be replaced with LED, as of now some lights will be mismatched.
 3. He asks the residents to consider any areas that need more light and email the HOA via the website to investigate it.

5. Sherryl made a motion/ Robert 2nd to accept the minutes from the October 19, 2023, meetings-motion passed.
6. Financials
 - a. Robert made a motion/ Sherryl 2nd to approve the Balance Sheet for 2023. motion passed.
 - b. Robert made a motion/ Sherryl 2nd to approve the Profit and Loss Statement for December 2023 and fourth quarter of 2023. Motion passed.
7. Robert made a motion/Sherryl 2nd for approval of the 2024 budget. Motion passed.
 - a. Bob discussed the \$3000 that was added for a new community notification system.
 - i. Homeowners agreed it would be very beneficial.
 - ii. OBIC is researching ideas.
 - b. Bob stated that the OBIC is anticipating a 5% increase in insurance premiums.
 - c. The budget will show an increase for new stop signs.
8. Sherryl made a motion/Robert 2nd to place liens on five properties in OB for unpaid violations. Motion passed.
9. Bob summarized the last 3 executive meetings, Nov1, Dec 12 and Jan 9. Sherryl made a motion to accept the minutes, Robert 2nd, motion passed. Highlights:
 - a. November 1, 2023
 - i. Inspection reports
 - ii. Passed due attorney fees.
 - iii. Review the election ballot forms.
 - iv. Voted to remove stop sign on N. Omega.
 - b. December 12, 2023
 - i. Identified need road repairs.
 - ii. Discussed the need for a way to communicate with the residents of OB.
 - iii. Assessment fees
 - iv. New legal language for the deeds and restrictions on STR.
 - v. Complaints concerning the ditch on S Omega. Ditch was being clean out by digging it deeper and scrapping the sides. The ditch now holds standing water.
 - vi. Made note that the workman was digging the ditch out on HOA property on N Omega and was asked to stop.
 1. TxDot will come back sometime in February to redo both ditches.
 - c. January 9, 2024
 - i. Reviewed and had discussion on the 2024 budget.
 - ii. Identified which road repairs were complete and reviewed quote on the repairs which needed to be done by professionals.
 - iii. Talked about the quote for a new digital electronic sign for the South entrance of OB.

1. Approximately \$27,000. Without power.
 2. Eventually would need another one for the new entrance on N Omega.
 3. Consensus was to research other types of signs.
 - iv. Procedures for the upcoming election.
 - v. Voted to forward the OBIC attorney's fee to the homeowners with violations.
10. Bob identified the upcoming dates for the Quarterly meetings. 3rd Thursday of the month
- a. January 18, 2024
 - b. April 18, 2024
 - c. July 18, 2024
 - d. October 17, 2024
11. Bob discussed the legal language amendment to the deed and restrictions concerning STR.
- a. Received January 17
 - b. Once the board has reviewed the language, it will be placed on the OBIC Website for the homeowners to evaluate.
 - c. Discussions on the voting process will follow.
 - i. The current nuisance clause in the deeds and restrictions is legal and binding and restricts the homeowner from STRs.
 - a. Any rentals less than 6 months violates this clause, including traveling nurses.
 - b. Contact the city for the issue of loud barking dogs.
 - d. Integrity Management will be sending letters asking for homeowners/resident's contact information to begin a new database for any community notifications, including but not limited to voting.
12. Robert made a motion/Sherryl 2nd to accept the quote the \$11,700.00 for approximately 1,170 feet of asphalt road repair on S Sandpiper and N Pelican. Motion passed.
- a. Homeowner stated that the culvert and edges of the road on N Curlew were caving in again and there was a big hole, approx. 3ft deep in the street.
 - i. Bob said he would look and assess the damage.
 - ii. OBIC has 2 quotes and needs one more before work can begin.
 - iii. The suggestion was made of accruing a 4x8 metal street grate to place over the hole to prevent damage to cars and trucks.
 1. Bob would try to find one.
13. Al Horcica gave a TIRZ update,
- a. Currently have a balance of \$188,232.11 in an interest bearing account.
 - b. In the process of trying get Galveston County and Texas City ISD on board to contribute to the TIRZ fund. This would double the amount of money coming in.

- c. Next meeting is Wednesday Jan 24, 2024. at La Marque City Hall, everyone is welcome and encouraged to attend.
 - d. At the last OBIC quarterly meeting there was a question about the TIRZ contributing to repair bills for the failing culvert on N Curlew.
 - i. Answer-The TIRZ does not want to do any road repair work and is setting their goal on a complete rebuild of all the roads in OB.
14. Robert gave an update on the process of dis-annexation.
- a. OB would have to pay off OB's current debt of the city, this would take 3-4 years before seeing any revenue coming in.
 - i. The City of La Marque is continuing to acquire more debt by starting projects without bids.
 - ii. This mounting debt would make dis/annexation impossible.
 - b. Robert had a phone conversation with Chris Ramsy, a dis-annexation attorney concerning Omega Bay.
 - i. Robert made a motion to spend OBIC funds on the board members going to talk to Chris Ramsey, approximately \$350 an hour and take 4 hours.
 - ii. There was not a 2nd, motion died.
 - iii. Bob asked that the topic be placed on the next executive board meeting agenda.
15. Comments from the community.
- a. Georgia told of an open position for someone from OB on the Mud#12 Board.
 - i. Possible be a paid position.
 - ii. Meetings are on the 3rd Monday of every month.
 - iii. Applications can be found at the Mud#12 office.
 - b. Homeowner spoke about the boat ramp in need of repair.
 - i. Bob approved of the homeowner placing a PVC pipe at the drop off at the end of the ramp to prevent cars/trucks from damage.
 - ii. OBIC will get a quote for repairs.
 - c. Question concerning the poles that go down along side of each street (not Omega) being replaced.
 - i. Answer-No there are not.
 - d. Question on community interest in the possibility of an enclosed dog park in the OB Park on N Redwing from homeowner.
 - i. Answer- OBIC would investigate it.
 - ii. This would require a cleanup committed for dog waste and trash as well as a pole for poop bags.
 - e. A new homeowner said she went 18 months without paying for trash pickup because it was not conveyed to her during the closing process. She assumed her taxes paid for it. (her trash was pickup anyway)
 - f. Homeowners expressed their concern about accumulation of mud in the canals.
 - i. If the water gets 12 inches or less, the canals will become impassable.
 - 1. Bob spoke about a concern with dredging, is that once the mud and debris is removed most of the culverts will more than likely crack and need replaced.

16. Election Results

- a. Ballot counting took place during the meeting.
- b. Alan Waters won with a very narrow margin.
- c. Robert made a motion/Alan 2nd to reconstitute the OBIC Board as follows:
 - Robert-President
 - Alan-VP
 - Sherryl-Secretary
- i. Robert/Alan voted for-motion passed.
- e. Robert reopened agenda item #14 due to the motion failing.
 - i. Continued to talk about the idea of des-annexation.
 - ii. Robert made another motion to spend an unspecified amount of the OBIC budget/funds on meeting with and continuing talks with the attorney Chris Ramsy. Alan 2nd.
 - iii. A vote was taken with Robert and Alan voting yes, Sherryl abstained from the vote. Motion passed.
- f. Robert adjourned the meeting at 7:33.