

Botany Bayou Homeowner's Association Board Meeting
Botany Bayou Architectural Review Board
Meeting Minutes
5-21-2026 4PM Central Time

I. Call to Order

a. Kevin Flockton called the meeting to order at 4:00 p.m. A quorum was established.

II. Attendance

- a. Kevin Flockton – President
- b. Ken Price – Vice President
- c. David Lamon – Secretary
- d. Mark Mansfield – Treasurer
- e. Lyndon Jackson – Member at Large

III. Review and Approval of 3-19-2026 Meeting Minutes

a. A motion was made by David, seconded by Mark and passed unanimously to approve the minutes.

IV. Treasurer's Report

- a. April financials were reviewed; May financials remain in progress.
- b. The remaining \$1,500 outstanding road assessment was paid in full.
- c. May dues were collected; all owners are current, with the exception of seven owners in process of making payments, one account approximately \$900 overdue, and one (in process of selling) account owing approximately \$900.
- d. A property sale generated a \$1,000 capital contribution and \$150 transfer fee, both received.
- e. JCS payment was returned undelivered via mail; resolution is in progress.
- f. \$6,500 payment for completed paver work at the entrance was confirmed; minor adjustments near the gate will be reviewed for uniform appearance.
- g. Current financial position was reviewed, including approximately \$193,000 total bank balance and \$128,005 in available operating funds.
- h. Contingency reserves total approximately \$52,000, with discussion regarding a potential transfer of \$25,000 into contingency reserves.

V. Architectural Review Board

- a. Construction security deposit requirements were reviewed. Each owner submitting an application for architectural review is required to post a security deposit of \$2,500 for new construction and \$1,500 for remodels, pool construction, driveway replacement, or any project requiring a dumpster.
- b. Harmony has posted this information to the website and sent an email to all owners on May

18.

- c. Website updates and owner notification procedures for submittals were discussed.
- d. Use of Harmony for coordinating and processing owner architectural submissions was reviewed.
- e. The Board noted an anticipated increase in remodel activity and reiterated the requirement for proper deposits and compliance with the review process.

VI. Old Business

- a. Landscape: Entrance landscaping improvements, pine straw scheduling, and pool plant maintenance were discussed.
- b. Drainage: Retention Pond maintenance was reviewed.
- c. Pool: Bathroom painting and wood staining proposals are pending.
- d. Yards: Recent violations and owner compliance efforts were reviewed. Additional owner notices and Board updates were requested.
- e. Harmony Update: Pool proposals, landscaping delays, reporting procedures, and gate camera improvements were discussed. Harmony will provide monthly board reports moving forward.

VII. New Business

- a. Lift station screening options, landscaping concepts, irrigation considerations, and utility box camouflage ideas were discussed. Chad was asked to obtain pricing for boring under Grand Flora and installing a 1-inch irrigation pipe.

VIII. Adjournment

- a. A motion to adjourn was made by Mark, seconded by Kevin, and passed unanimously.