

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Open Meeting of the Board of Directors on January 28, 2019

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on January 28, 2019.

Attending Members of the Board:

Lijuan Wang
Glenn Gesoff
Richard Powell
Jon Burns

Attending Members of Management:

Erica Morgan and Erica Donner

CALL TO ORDER

Established quorum and called the meeting to order at 5:49 p.m.

APPROVAL OF AGENDA

The agenda was approved as presented.

ELECTION OF OFFICERS

The Board agreed to the following positions:

- President – Richard Powell
- Vice President – Glenn Gesoff
- Secretary – Lijuan Wang
- Treasurer – Jon Burns
- Director – Dennis Wang

APPROVAL OF MINUTES

Minutes from the December 3, 2018 Open Board Meeting were presented to the Board for review.

Motion: A motion was made and a second was given to approve the minutes of the December 3, 2018 Open Board Meeting.

EMAIL APPROVALS

- Approval to accept pool management proposal from A-Beautiful Pools

FINANCIALS: Financial reports for November 2018 and December 2018 were presented by Erica Morgan to the Board for review.

Motion: A motion was made and a second was given to approve the November 2018 and December 2018 Financials as presented. The motion carried.

COMMITTEE REPORTS

Green Committee

Leigh Anne presented the following items:

- Inquired as to the status of the recently-signed agreement with Simply Recycling and when the community could expect for services to begin.
- Confirmed date of April 13th for Community Garage Sale and Recycling Drive.
- Arbor Day Project – exploring plans to add trees to the median in front of Wells Fargo. Trees will be consistent with what is already planted in the community.

Wildlife Committee

Pedro confirmed the Association's 3-year plan going forward for stocking the lakes.

OLD/NEW BUSINESS

- **Reclaimed Water Irrigation System Conveyance and Services Agreement Update** – No new

updates currently.

- **Pergola Estimates** – Before making a final decision, the Board would like to know if all parts of the aluminum structure will have the “wood look”.
- **2019 Operating Budget** – The Board was presented with the 2019 Proposed Operating Budget for further review. Revisions included moving \$30,000 from the Water Service budget amount to the Other Utility Expenses (NFBWA) budget amount and adding the remaining Net Income of \$14,665 to the General Repair & Maintenance budget amount.
Motion: A motion was made and a second was provided to approve the 2019 Proposed Operating Budget with the agreed-upon revisions and an annual assessment rate of \$1,150 per lot. The motion carried.
- **Pet Stations** – The Green Committee presented the Board with several options regarding the repair and replacement of damaged/deteriorating pet stations throughout the community. At this time, the Board agreed to replace the can component for 5 stations that have the greatest need. The Board agreed to continue to work toward the repair/replacement of any other pet stations that are in need in over time.
Motion: A motion was made and a second was given to repair the 5 specified pet stations. The motion carried.
- **Trash Can Request** – A homeowner has requested for a trash can to be installed in the common area at Atwater Canyon. The Board agreed that this item is necessary for the community.
Motion: A motion was made and a second was given to order and install a trash can in the common area at Atwater Canyon. The motion carried.
- **2019 Mosquito Spraying Contract** – Before making a final decision, the Board would like a quote for the cost to spray every other week instead of every week.
- **Landscape Updates** – Before making a final decision on a maintenance contract, the Board has some additional questions/clarifications regarding the proposals that have been submitted. The Board is also working to identify a solution to areas with little/no growth in the common areas.
- **Swim Team & Lazy River Pool Kool Decking** – Awaiting additional proposals.
- **Rock Pool Re-Plaster** – Awaiting additional proposals.
- **Pool Equipment Repairs** – A-Beautiful is in the process of assessing a comprehensive list of items in need of potential repair and will be sending estimates as soon as possible.

HOMEOWNER DISCUSSION

- Responsibility for sidewalk repairs – Sidewalks in front of homes are typically homeowner responsibility.
- Fencing along Peek and Fry – Local MUDs are looking into constructing and paying for concrete fencing.
- Neighbor complaints regarding loud parties – Call law enforcement non-emergency number and notify management so that letter can be sent out.
- Payment Arrangements for Local Church – Management will contact to confirm details
- Potential Carwash Construction in Phase 4 – Discussions are still in the works. Legal advice is being sought and further information will be made available once a resolution has been reached.
- Simple Recycling – An agreement has been reached and details regarding implementation of the program will be made available to homeowners once they have been finalized.
- Herbicide use along homeowner fence lines by landscaper – Homeowner is concerned that herbicides used on the outside of their fence is causing reduced grass growth along the fence line in their yard. Management will reach out to landscaper to inquire.
- Newsletter – Homeowner would like to see a regular distribution of a community newsletter that would include helpful tips and resources for common maintenance items.
- Deed Restriction Enforcement – A homeowner requested that management continue their effort to strictly enforce deed restrictions to improve and enhance the neighborhood’s aesthetic.

NEXT BOARD MEETING

February 25, 2019

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:09 p.m.

Board Member

Date