

GRAND LAKES COMMUNITY ASSOCIATION, Inc.

Notes of the Open Meeting of the Board of Directors on November 5, 2018

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on November 5, 2018.

Attending Members of the Board:

Glenn Gesoff
Dennis Wang
Carlos Ortiz

Absent Members of the Board – Richard Powell

Attending Members of Management: Andrew Vacek

CALL TO ORDER

Established quorum and called the meeting to order at 5:34 PM

APPROVAL OF AGENDA

The agenda was approved as presented.

MINUTES: Minutes from the October 1, 2018 meeting were reviewed.

Motion: A motion was made and seconded to approve the Minutes of the October 1, 2018 Board of Directors Meeting as presented. Motion carried.

APPOINTMENT OF VACANT BOARD POSITION: The Board agreed to table the matter.

EMAIL APPROVALS

- Approval of Repairs for Frog, Rock, River and Swim Team Pools
- Approval of Cody's Tree Service to Prune Trees Identified By Board and Management
- Approval of Property Services to Make Repairs to Balustrades at Formal Park
- Approval of Agreement with Simple Recycling
- Approval of Holiday Decorations Proposal from Cypress Holiday Decorating Concepts
- Approval of Repainting the Swim Team Pool Iron Fence, Bike Racks and Playground Equipment

NORTH FORT BEND WATER AUTHORITY PRESENTATION: Not able to attend and will be moved to another meeting.

FINANCIALS: Financials for September 2018 were reviewed. Community Manager Vacek presented report.

Motion: A motion was made and seconded to approve September 2018 Financials as presented. Motion carried.

COMMITTEE REPORTS

Green Committee- No update.

Wildlife Committee- The Committee updated the Board maintaining and relocating ducks and fish stocking / lake structure habitat.

OLD/NEW BUSINESS-

- **Reclaimed Water Irrigation System Conveyance and Services Agreement Update:** President Gesoff reported that NFBWA is still waiting on TCEQ for approval / permitting.
- **Pergola Estimates:** The Board receives as requests a cost to compare to replace the pergolas with aluminum versus wood (as they exist). It was mentioned that Vice President Powell would like to reach out to another vendor regarding the pricing on aluminum before making a decision.
- **Whale Park Splash Pad Vault Update:** Community Manager Vacek reported that the manifold and

valves has been replaced by Kraftsman Playgrounds and will be making final repairs and will then be winterizing both splash pad locations.

- **2019 Annual Assessment Rate- Motion:** A motion was made and seconded to approve the assessment rate to stay flat for 2019 at \$1150. Motion carried.
- **2019 Operating Budget:** The Board elected to table the approval of the 2019 Operating Budget Draft.
- **2018 Annual Meeting:** The Board discussed the week of December 17th as an option for the 2018 Annual meeting and requested Community Manger Vacek to contact Katy ISD regarding availability for a school nearby, ideally Beckendorff Junior High.

HOMEOWNER DISCUSSION

- Homeowner informed the Board that a petition has been sign by over 90 residents not in favor of the cell tower proposed as it is a health risk and would cause property values to go down. Homeowner provided signed petitions and a map handout to support opinion to the Board. The Board informed the homeowner that they would consider these opinions.
- Homeowners had various questions regarding specifics of the proposal of the cell tower. The Board informed the homeowner that the property is owned by a commercial agency. There are some restrictions based on the commercial guidelines. There is no detail regarding a cell tower. The owner of the tower would lease the land where the tower is proposed. An example is on Katy-Gaston Road. The tower is proposed to be 140' tall and look like a pine tree. There will be a balloon test done to represent the height and location of the tower. The initial user / provider is T-Mobile, but other carriers would possibly follow after it is established.
- Homeowner stated that she is not in favor of the cell tower as she lives in Phase 4 and it will be an eyesore.
- Homeowner asked what benefit is there to the HOA. The Board mentioned that through the MUD's funds / taxes from the sales of the property. The MUD in turn would fund projects for HOA like brick fences.
- Homeowner would like the tower as cell reception is poor and has been hoping for something to be done for several years.
- Homeowner asked can they legally put the tower up with regards to government regulations or with regard to HOA guidelines. The Board mentioned that from a Board position it is potentially powerless, legally to not permit the installation, but can say stop and not approve.
- Homeowner ask what phase are they in for the approval or installation of the cell tower. The Board mentioned that they are hoping for approval to proceed. Don't know what permits from government have been received.
- Homeowner ask what the Board is going to do. The Board mentioned that it will need to look at a decision for the entire community and will be based on or after the balloon test.
- Homeowner requests that the Board make a decision based on all residents of Grand Lakes not just 93 homeowners.
- Homeowner asked what is the next step for the cell tower. The Board mentioned that the balloon test is next and waiting to see if / when the test will be schedule for the weekend.
- Homeowner voiced concern about a food trailer in the parking lot behind Firestone. The Board informed homeowner that it is difficult to enforce certain type of issues but will enforce what we can.
- Homeowner asked if there are plans for a sound barrier along 99. The Board informed the homeowner that there are no plans based on feedback from the Fort Bend County that there is anything in the foreseeable future.
- Homeowner had concern about people parking on the street and at time not legally parking. The Board informed the homeowner that it is difficult to enforce vehicle parking but if illegally parking that the Sheriff can be dispatched to address.
- Homeowner asked if the circle or roundabouts could be one way. The Board mentioned that this has come up in the past and that the county has been contacted to assist but seems that the process can take time for them to look into and assist.
- Homeowner asked about a presentation from the company that is proposing the cell tower. The Board mentioned that a presentation was done at a prior meeting but can be requested again.

EXECUTIVE SESSION SUMMARY

The Board reviewed and discussed the Old/New Business topics execution and procedures.

NEXT BOARD MEETING and ADJOURN

The next board meeting is scheduled for December 3, 2018 at the Seven Meadows clubhouse. The meeting was adjourned at 7:55 PM.

Board Member

Date