

# GRAND LAKES COMMUNITY ASSOCIATION, Inc.

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Notes of the Open Meeting of the Board of Directors on October 1, 2018

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on October 1, 2018.

## **Attending Members of the Board:**

Glenn Gesoff  
Richard Powell  
Dennis Wang  
Carlos Ortiz

**Absent Members of the Board** - Collins Pier

**Attending Members of Management:** Andrew Vacek

## **CALL TO ORDER**

Established quorum and called the meeting to order at 5:50 PM

## **APPROVAL OF AGENDA**

The agenda was approved as presented.

**MINUTES:** Minutes from the August 27, 2018 meeting were reviewed.

**Motion:** A motion was made and seconded to approve the Minutes of the August 27, 2018 Board of Directors Meeting as presented. Motion carried.

## **EMAIL APPROVALS**

- Approval of 2019-2019 Insurance Policy Renewal
- Approval of Patrol Agreement with Fort Bend County Sheriff
- Approval of Stain Color for Association Maintained Wood Fencing
- Approval of Fogging for Mosquito Control for Entire Community
- Approval of Interim Pool Maintenance with Texas Aquatics Enterprises
- Approval of Electrical Replacements at Walgreens Fountain Feature

**FINANCIALS:** Financials for August 2018 were reviewed. Community Manager Vacek presented the report.

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

## **COMMITTEE REPORTS**

**Green Committee-** The Committee gave a presentation of a plan to recommending more trash cans and dog pet stations as well as new recycling receptacle options to add in various areas throughout the community. Additionally, provided information regarding the condition & type of various fixed assets (benches, trash cans, benches, dog stations) Committee reported that they are working on a plan to recommend more trash cans and dog pet stations as well as new recycling receptacles. The Board will be reviewing the recommendations and make a decision within the next few months.

**Wildlife Committee-** The Committee updated the Board on duck removal, butterfly garden and lake structure.

## **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.
- **Cul-de-Sac Iron Fencing Update:** Community Manager Vacek reported that the iron fencing has been complete and will be following-up to inspect work.

- **Lake Fountain Updates:** The Board reviewed proposal from Lake Management for pumps (2) to be replaced for the water fall feature at the Main Entry at 99 & Fry Rd. **Motion:** A motion was made and seconded to approve the pumps to be replaced by Lake Management. Motion carried.
- **Pergola Estimates:** The Board reviewed proposals from Four Palms Construction to replace the pergola at the Community Gardens and the pergola off Cameron Cove Ln to match as they exist. **Motion:** A motion was made and seconded to approve Four Palms Construction to replace as quoted, but the Board requested a cost to compare to replace the pergolas with aluminum versus wood (as they exist). Motion carried.
- **Whale Park Splash Pad Vault Update:** Community Manager Vacek reported that the manifold has been removed by Kraftsman playgrounds and that the approved manifold is being fabricated.
- **Pool Maintenance Contract:** It was reported that PMG and the Board are actively continuing to meet with reputable pool management companies and requesting proposal for pool maintenance.

### HOMEOWNER DISCUSSION

- Homeowner mentioned that the pool company this year was very poor and hopes the Board will be selective and thorough for a new company during the pool season next year. The Board assured them that they will be selecting a much better company and apologized for this year.
- Homeowners mentioned and reported about deed restrictions regarding parking, commercial vehicles and modifications on properties near them in Phase 4. The Board and Management informed the residents that the issues will be looked into and addressed accordingly.
- Homeowners inquired on what can be done about trees behind their home in native area in Phase 4. The Board and Management informed the homeowners that the area will be assessed and addressed accordingly.
- Homeowner inquired about the landscaping and the need for replacement in Phase 4. The Board informed the resident that a replacement plan will need to be done and an assessment will take place to determine the direction.
- Homeowner inquired about upcoming events and volunteered to help with events for the Association. The Board and Management expressed appreciation for help in coordinating of events.
- Homeowner inquired about the cellular tower that is supposed to look like a Pine tree in commercial property off Fry Rd. The Board informed the resident that a decision has not been made regarding the cellular tower.

### 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 November 5, 2018 at the Seven Meadows clubhouse. The meeting was adjourned at 6:20 PM.

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Board Member

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Date