

GRAND LAKES COMMUNITY ASSOCIATION, Inc.

Minutes of the Open Meeting of the Board of Directors on February 26, 2018

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on February 26, 2018.

Attending Members of the Board:

Carlos Ortiz
Glenn Gesoff
Richard Powell
Dennis Wang

Absent Members of the Board - Collins Pier

Attending Members of Management: Andrew Vacek, Erica Morgan, Robert McDaniel

CALL TO ORDER

Established quorum and called the meeting to order at 5:55 PM

APPROVAL OF AGENDA

The agenda was approved as presented.

ELECTION OF OFFICERS

President- A motion was made for Director Gesoff to be nominated for President and seconded. Motion carried.

Vice-President- A motion was made for Director Powell to be nominated for Vice-President and seconded. Motion carried.

Secretary- A motion was made for Director Ortiz to be nominated for Secretary and seconded. Motion carried.

Treasure- A motion was made for Director Wang to be nominated for Treasure and seconded. Motion carried.

Director- A motion was made for Director Pier to be a general director and seconded. Motion carried.

PRESENTATION BY CHARLES IRVINE REGARDING INDIVIDUAL OWNER REPRESENTATION-UPSTREAM FLOOD DAMAGES

- Mr. Irvine presented information about the Addicks & Barker Reservoir Dams and how it impacted the area. He informed everyone that a class action lawsuit has been filed on behalf of all homeowners located within the design pool of the Addicks and Barker Reservoirs. He mentioned that anyone impacted can attend the next Town Hall Meeting, Friday March 2nd, 6-8 PM at the Four Points by Sheraton Houston Energy Corridor and a good reference about the lawsuit and updates are at insideaddicksbarker.com.

MINUTES: Minutes from the January 22, 2018 meeting were reviewed.

Motion: A motion was made and seconded to approve the Minutes of the January 22, 2018 Board of Directors Meeting as presented. Motion carried.

FINANCIALS: Financials for January 2018 were reviewed. Community Manager Vacek presented the report and asked the Board if they agree that we will request 2017 expenses be moved to GL 3005, Prior Year Adjustments, and would be reflected on the February Financials.

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

OLD/NEW BUSINESS

- **Reclaimed Water Irrigation System Conveyance and Services Agreement Update:** No update.
- **Pool/Tennis Court Access System:** Community Manager Morgan presented the updates as there are

still issues with the MagLocks system and that she met with two different vendor for options and Vice-President Powell would be sending information on a proposal he had received.

- **Wood Fencing Along Sound Wall/Grand Parkway:** Community Manager Vacek updated the status of the matter and that the Board is reviewing options from legal counsel as to how to assess the issue of access / maintenance. No decision has been made at this time.
- **2018 Pool Contract:** The Board determined that a decision will be made within the next few weeks.
- **Tree Trimming Estimates:** The Board determined a scope of work for tree pruning be made by PMG to provide to all contractors so that sound proposals will be presented.
- **Asphalt Trails Estimates:** Not discussed.
- **Cul-de-sac Iron Fencing Estimates:** Not discussed.
- **Putting Green Areas/Replacement Estimates:** Not discussed.
- **Ph 4 Pavilion (near River Pool) Estimates:** Not discussed.
- **Power Washing Estimates:** Not discussed.
- **Pending Landscape Estimates:** Not discussed.

HOMEOWNER DISCUSSION

- Homeowner stated that she sent a report and provided pictures of items that needed repair / replacement on behalf of many residents in 2016 and there are still items that have not been addressed. Fencing is deteriorating, landscaping not addressed, the Frog Pool Tongue needs to be fixed as it has not been safe for 3 years. Homeowner insisted that something needs to be done by the Board to address the issues of things that are still not fixed and that the action list on the website it outdated and nearly everything on the list is pending.
- Homeowner pointed out that tennis courts access is still a problem.
- Homeowner stated the trees need to be pruned, a tree on her street hasn't been pruned in 10 years.
- Homeowner said that it seems that there needs to be something done about the management company and they are not doing their job or doing their job and cannot keep up with necessary tasks and maybe more dedicated time needs be made for the community.
- Homeowner asked exactly what the management company does for the Association.
- Homeowner brought up that the fencing in the community needs to be replaced and that if there can be an event twice a year for homeowners to come out and volunteer to help maintain the community it would be a good opportunity.
- Homeowner mentioned that the Board requests for volunteers at nearly every meeting and very few people volunteer to help and mentioned that there would be a litter pick-up this coming Saturday morning at 8:45 am at Alexander Elementary for anyone who would like to participate.
- Homeowner stated that they would be willing to volunteer to help with tree pruning scope in Phase 4.
- Homeowners in other Phases volunteered to help with tree pruning scope and were instructed to mark on the sign-in sheet that they would be willing to volunteer.
- Homeowner stated that either the Board needs to take action or the management company needs to change as there are too many maintenance items that need to be addressed.
- Homeowner mentioned that management may have issues getting estimates for the same requests from vendors.
- Homeowner stated that they think it is a good idea for dedicated time and what it would take to happen.
- Homeowner stated that another local HOA was able to have dedicated time without increasing the annual assessment.

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 March 26, 2018 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting at 7:35 PM.

Board Member

Date