

# GRAND LAKES COMMUNITY ASSOCIATION, Inc.

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Minutes of the Open Meeting of the Board of Directors on January 22, 2018

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on January 22, 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 5:44 PM

## **APPROVAL OF AGENDA**

The agenda was approved as presented.

## **ELECTION OF OFFICERS**

Tabled until February Board Meeting.

## **EMAIL APPROVALS – NONE**

**MINUTES:** Minutes from the December 12, 2017 meeting were reviewed.

**Motion:** A motion was made and seconded to approve the Minutes of the December 12, 2017 Board of Directors Meeting provided that the wording be clarified. Motion carried.

**FINANCIALS:** Financials for November 2017 and December 2017 were reviewed. Community Manager Vacek presented the report.

**Motion:** A motion was made and seconded to approve the November 2017 and December 2017 Financials. Motion carried.

## **COMMITTEE REPORT:**

- **Green Committee:** The Green Committee reported and discussed with the Board the plans for the Community Garden, Recycle Drive, Litter Pick-up Business Outreach, and Grand Lakes irrigation systems function and schedule. The Board provided feedback regarding the business outreach and encouraged the Committee to pursue other businesses as necessary. In addition, the Board agreed that the Green Committee could contact IMS regarding a meeting to better understand the irrigation system.
- **Wildlife Committee:** The Wildlife Committee reported and discussed with the Board that the duck removal process needed an assessment and proposed to resume fish stocking. The Board agreed that the Committee and PMG finalize an agreement with Rapid Response for additional removal. It was suggested to contact Cinco Ranch and Seven Meadows regarding what measure they are taking for ducks and explore a joint effort with them regarding ducks. In addition, the fish stocking is something that will be assessed and has been budgeted for in the approved 2018 budget.

## **OLD/NEW BUSINESS**

- **Reclaimed Water Irrigation System Conveyance and Services Agreement Update:** The design is 100% complete and will be submitted in February and waiting on TCEQ.
- **Pool/Tennis Court Access System:** Community Manager Vacek presented the updates as there are still issues with the MagLocks due to design, installation and maintenance of system. It was asked that

PMG contact Cinco Ranch or other surrounding HOAs to find out vendors / systems used.

- **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.
- **Brick Fencing Along Fry Road & Peek Road:** Community Manager Vacek stated that American Wall and Fencrete USA have provided budgets for the project as additions to the other contractors received previously. Manager Vacek is waiting for detail regarding scope / map from American Wall. Community Manager Vacek will submit to Board to review / discuss and give direction once all detail is received.

## HOMEOWNER DISCUSSION

- Homeowner pointed out that vandalism has stopped with cameras being installed at Cinco Ranch.
- Homeowner said that concrete poles move with expansion and contraction of the soil at the tennis court facilities and suggested to look for an engineered solution.
- Homeowner mentioned that irrigation seems to run during rain fall and is wasteful and another mentioned that the splash pad in the past has come on and run during the night,
- Homeowner stated that lights at tennis courts are on late at night or in the morning when no one is playing and asked if there is a timer or auto switch at the courts to turn the lights off if the courts are not in use.
- Homeowner asked if the crack and hole in the Swim Team Pool has been repaired and was informed that it has been complete.
- Homeowner pointed out that there is a fence board needing staining for 9 months at Fry and grand Trace (Phase 4).
- Homeowner asked if there was any program for Harvey relief / help and was informed to meet PMG after meeting as Associa Cares could still have grants available.
- Homeowner asked about newspapers being delivered in Grand Lakes. Resident argues is against covenants because is not a paid subscription. **Motion:** A motion was made Board approved motion to send a letter to free newspapers to stop distributing those unsolicited materials (except of course paid subscriptions).
- Homeowner asked about budget assigned to security patrol and what are the agreements between the Constable and the MUDs.
- Resident expressed concerns about debris on the street in Phase 3 and was informed that the Board is getting to the point of resuming issuing deed violation letters. However, an email blast and website courtesy reminder will be sent by PMG to have construction debris removed by contractor or make arrangements with a water disposal company accordingly.

## 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 February 26, 2018 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting at 7:15 PM.

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Board Member

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Date