

# GRAND LAKES COMMUNITY ASSOCIATION, Inc.

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Minutes of the Open Meeting of the Board of Directors on August 22, 2016

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on August 22, 2016.

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

Collins Pier, President

Glenn Gesoff

Andrew Zheng

Carlos Ortiz

## **Absent Members of the Board:**

Bing Lu

**Attending Members of Management:** Erica Morgan and David Orr

## **CALL TO ORDER**

Established quorum and called the meeting to order at 5:41 PM.

## **APPROVAL OF AGENDA**

The agenda was approved as presented.

## **EMAIL APPROVALS**

- Approval Of Rope Replacement At Rock Pool
- Approval Of New Feature Motors At Rock Pool
- Approval Of Impeller Replacement At River Pool
- Approval Of Portable Guard Stand At River Pool
- Approval Of Painting Tongue At Frog Pool
- Approval Of Landscape Replacements At River Pool Area
- Approval Of Sod Installation At Playground At Frog Pool
- Approval Of Power Washing Formal Park Area
- Approval Of Sod Installation At Esplanade On Fry Rd
- Approval Of Dead Tree Removal In Phase 3
- Approval Of Dead Tree Removal In Phase 4
- Approval Of Landscape Bed Replacements Along Rain Wood
- Approval Of Weather Station Service
- Approval Of Installation Of Edging On Walking Path At Breezyway Bend
- Approval Of Sod Under Trees On Lake 3 In Ph3
- Approval Of 2015 Audit
- Approval Of New Fountain Unit At PH1 South Crystal Lake
- Approval Of Garden Glen Water Wall Repair
- Approval Of Reclaimed Water Irrigation System Conveyance And Services Agreement
- Approval Of Irrigation Controller Electrical Service Repair At Peek & FM1093

**MINUTES:** Minutes from the July 2016 meeting were reviewed.

**Motion:** A motion was made and seconded to approve the Minutes of the July 25, 2016 Board of Directors Meeting. Motion carried.

**FINANCIALS:** Financials for July 2016 were reviewed. Community Manager Morgan presented the report.

**Motion:** A motion was made and seconded to approve the Minutes of the July 2016 Financials. Motion carried.

## **OLD/NEW BUSINESS**

- **Reserve Study - Update:** Board reviewed and discussed the proposals presented.

**Motion:** A motion was made and seconded to approve Reserve Advisors to complete the study in the amount of \$4,800. Motion carried.

- **Trails/Asphalt Estimate - Update:** Community Manager Morgan stated the third contractor did not provide the proposal and that she has contacted D&C Contracting to submit a proposal.
- **2017 Budget:** Community Manager Morgan is beginning the 2017 budget for the association.
- **Committee Formation:** Community Manager Morgan informed the Board that the residents are submitting their names for various committees and will continue to add to the list.

#### HOMEOWNER DISCUSSION


- Homeowner thanked the Board for addressing the areas of concern in The Enclave in Phase 4 and inquired if crepe myrtles could be trimmed and plants replenished in the bed.
- Homeowner inquired on how often contracts were presented for bids. The Board informed that the average time is 2-3 years. The Board discussed putting together a bid package for major contracts.
- Homeowner asked the approximate number of individuals that were delinquent.
- Homeowner asked if we could put an update on the new community in the newsletter since they no longer want to annex into Grand Lakes.
- Homeowner asked if we could put an article in the newsletter and on the website about trash containers since the Association has garage pick up. This avoids all the containers at the curb. This article will also be sure to explain the difference between recycling (needs to be brought to curb) and garbage (remains at top of driveway close to home/garage or right outside driveway fencing).
- Homeowner stated that they are appreciative with the changes that they are seeing around the community.
- Homeowner asked if they could send Community Manager Morgan an email with a deed restriction with a photo.
- Homeowners discussed the wood and iron fencing within the community. The Board is working on pricing for both items.
- Homeowner asked about the access cards and if the lifeguards are enforcing. Community Manager Morgan informed the homeowners that the pool company is watching for the access cards.
- Homeowner stated that all residents should put the Fort Bend County Sheriff non-emergency phone number in their cell phone.
- Homeowner asked about house numbers that were painted on the curb and a violation notice was received. The Board informed homeowners that a third party company completed the work and it is not a violation if a house number is not on the curb.
- Homeowner asked about crime stats.
- Homeowner asked about the landscaping company blowing leaves along Fry. Community Manager Morgan will speak with contractor.
- Homeowner requested somehow to have some sort of deed restriction education to the community on what is acceptable.
- Homeowner questioned the pool management company and ensuring that there is appropriate coverage at all times.
- Homeowner questioned when the Muscovy duck removal will begin.

#### EXECUTIVE SESSION SUMMARY

\*The Board met with and IMS Landscaping to discuss contract performance. Board approved delinquent accounts that received certified letters to be turned over to the attorney. Board approved waiting balances \$50 and under.

#### NEXT BOARD MEETING and ADJOURN

The next board meeting is scheduled for September 26, 2016 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting at 6:30 PM.

  
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 Board Member

8/26/16  
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 Date