

GRAND LAKES COMMUNITY ASSOCIATION, Inc.

Minutes of the Open Meeting of the Board of Directors on July 25, 2016

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on July 25, 2016.

Attending Members of the Board:

Collins Pier, President
Glenn Gesoff
Andrew Zheng

Absent Members of the Board:

Bing Lu
Carlos Ortiz

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

MINUTES: Minutes from the June 2016 meeting were reviewed.

Motion: A motion was made and seconded to approve the Minutes of the June 27, 2016 Board of Directors Meeting. Motion carried.

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

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

OLD/NEW BUSINESS

- **Reclaimed Water Project:** Board reviewed and discussed the project.
Motion: A motion was made and seconded to approve the project based on reaching finalized agreement with the MUD. Motion carried.
- **Reserve Study Update:** Community Manager Morgan will obtain proposals on the study.
- **Trails/Asphalt Estimates:** Community Manager Morgan presented two proposals and will reach out to another vendor.

HOMEOWNER DISCUSSION

- The Wildlife Committee presented an option for a Butterfly/Humming Bird Garden within the community. There are a number of requirements such as square footage and types of plants. The committee is looking at funding options and other cost matters.
- Homeowner presented a number of Common Area maintenance concerns. They provided a list that was gathered from residents within the community along with photos. The Board thanked the owners and let them know that the items will be addressed.
- Homeowner stated that the response time and/or lack of response time from Management Company was not satisfactory.
- Homeowner asked about the status of their ACC application. Community Manager Morgan will contact her the next day.
- Homeowner stated that the landscaping by PH4 Pool Area is very bare and unacceptable. The Board will look at this area with the contractor.

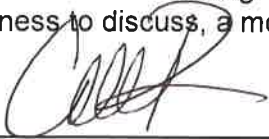
- Homeowner asked why the grass was so brown. Landscaping Company addressed the issue. At this time, they are running additional irrigation as well as laying seed to assist in the grass coming back.
- Homeowner asked about mulch. The Board stated that they would look into additional mulching in 2017.
- Homeowner asked why there are so many empty and/or unkept landscape beds. The Board will look at these areas with the contractor.
- Homeowner asked the Management Company to enforce the deed restrictions and questioned why there were so many trash containers and mildew.
- Homeowner asked about the maintenance in Avalon Garden.
- Homeowner asked about the landscaping near the cluster mail boxes.

EXECUTIVE SESSION SUMMARY

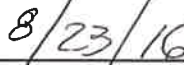
*The Board met with Greater Houston Pool Management, Lake Management, and IMS Landscaping to discuss a number of concerns.

NEXT BOARD MEETING and ADJOURN

The next board meeting is scheduled for August 22, 2016 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting at 7:00 PM.



Board Member



Date