

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Open Meeting of the Board of Directors on September 23, 2019

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on August 26, 2019.

September 23, 2019

Attending Members of the Board:

Richard Powell
Glenn Gesoff
Dennis Wang
Jon Burns
Lijuan Wang

Attending Members of Management:

Ja'Lisa Mosley

CALL TO ORDER

Established quorum and called the meeting to order at 6:52 p.m.

APPROVAL OF AGENDA

The agenda was approved as presented.

APPROVAL OF MINUTES

Minutes from the August 26, 2019 Open Board Meeting were presented to the Board for review.

Motion: A motion was made by Richard Powell and a second was given by Dennis Wang to approve the minutes of the August 26, 2019 Open Board Meeting as amended. All were in favor. The motion carried.

EMAIL APPROVALS

Replace Water Fountain (drinking) at Swim Team Pool
Approve 4 Lake Fountain Replacements
Replaced/Repaired windscreens for tennis courts.
Tennis Court rules signs have been installed throughout the community.

FINANCIALS: Financial Report for August 2019 was presented by Erica Morgan to the Board for review. It was noted that the Association is at 98.18% collected as of September 20th and an explanation of variances was provided. Glenn Gesoff discussed the increase in pumpage fees of 6-8% for the community and its residents. Homeowners were urged to voice their concerns with the Fort Bend Water Authority. More information regarding their contact and meeting times can be found on their website <https://www.nfbwa.com/>. The board also discussed reviewing invoices for irrigation reports for the community to ensure billing is accurate.

Motion: The August 2019 Financial Report was not approved due to the reclassification of one GL item.

COMMITTEE REPORTS

Social Committee

No Report.

Green Committee

Simple Recycling services have yielded a total profit of \$15.00 for the community. The community will continue to use this service, homeowners will need to request to receive another bag upon pick up. The board will reach out to Leanne for more feedback.

Wildlife Committee

Hummingbirds are migrating through the community. Homeowners were encouraged to place feeders for the remaining weeks to attract the humming birds during the season. The board passed a three-year program to stock all the lakes throughout the community with fish and spawning systems. Next March, Bass will be added to the program. The committee also discussed the conditions of the lakes. The committee is working alongside the lake management company to ensure the highest quality of water that

could cost \$5-7k per lake and \$12-15k per month. The current plant boxes are not contributing to the health of the lake. They are working on attaining three quotes to clean out boxes that control the quality of lake water. The committee informed the community that when algae floats on top, that is an indicator that the fungus is dead and that the lake management company and the chemicals that are used is doing the job. The algae are non-toxic and is caused by the presence of ducks due to waste. The current company used to humanely remove the ducks from the community is not consistently billing the association for services, the committee is looking for bids from other companies for removal.

OLD/NEW BUSINESS

- **2020 Annual Meeting** – The board will investigate alternative communication methods regarding the election.
- **Fence Project** – The Board started the three-year fence replacement project in Phases 1 and 3 (the older developments) with two contractors focusing on the East and West side of Peak and Emily Park going into the community. The board budgeted for \$600k a year for this project. All wood fence replacement and staining (transparent stain) will take place towards the end of the year going into January. MUD will replace fencing along Peak and Fry road with matching brick.
- **2020 Budget** – The board is in process of finalizing the 2020 budget. They have every intention of keeping assessments the same, MUD will not begin paying for water fees until 2021. The budget is scheduled to be approved by next meeting date.
- **2019-2020 Insurance** – The board agreed to go with Philadelphia Mutual Insurance company since the annual rates only increased by \$500.00.
Fine Policy – The Fine Policy will be mailed out to all homeowners with the implementation of November 1, 2019. The information will also be posted in the newsletter and community website/TownSq.
- **Carwash Mediation Authorization:** Laura Alaniz, the attorney representing the association on behalf of the insurance company presented the results from the mediation between the board and the owners of the carwash. Due to the implied authority that previous Board Presidents had, she advised the current board to reach an agreement with the Carwash. Revisions such as the construction of a wall, additional landscaping and mufflers for the blowers were agreed to by the carwash to ensure the quality of living for the residents affected. Homeowners present were upset about the agreement and requested that one of the board members resign due to the actions that he took regarding the assurances made to the carwash. Richard motioned to approve the Settlement Agreement and Approval Architectural Review Committee, Jon second the motion and the motion was carried unanimously.
- **Homeowner Forum Process:** Richard Powell informed the residents of the 3-minute limit process for Homeowner Forum. No personal issues were to be discussed during open session, only general community wide issues. If personal matters are to be addressed, please contact management to schedule a hearing with the board. Jon Burns asked that all Facebook posts concerning content of meetings be limited to ensure that all policies and regulations are accurately depicted.

HOMEOWNER DISCUSSION

- Homeowner asked about inviting North Fort Bend Water Authority to next meeting to discuss fee increase.
- Homeowner asked about the tennis court reservation system.
- Homeowner requested that the board begins every meeting with an introduction.
- Homeowner asked why the main fence on Fry Road will be replaced with brick instead of the preferred wooden fence to stand apart from the neighboring community Cinco Ranch.
- Homeowner requested an alternative method to voting and communication for the upcoming annual meeting.
- Homeowner stated that the repairs to the walking trail should be a priority since they are a safety hazard.
- Homeowner stated that the spray park has been inoperable for the past few months.

NEXT BOARD MEETING – October 28, 2019

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:03 p.m.


Board Member


Date